

**REQUEST FOR PROPOSAL
FOR THE

LOUISIANA SMALL RENTAL PROPERTY
PROGRAM (SRPP)

REHABILITATION AND NEW CONSTRUCTION
OF SMALL MULTI-FAMILY RENTAL
PROPERTY

HURRICANES KATRINA & RITA
13 PARISH AFFECTED AREA
LOUISIANA**

JUNE 27, 2009

**STANDARD CONTRACT DOCUMENTS
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END OF SECTION

Request for Proposal

Following is a summary of information for this Project. Proposer is cautioned to refer to other sections of Request for Proposal and Reference Documents for further details.

The Louisiana Small Rental Property Program, hereafter called SRPP, is requesting sealed written and electronic copy Proposals for furnishing all labor, materials, equipment, supervision and performing all Work required for the following Project:

SRPP Rental Unit Rehabilitation and New Construction

Located: Hurricanes Katrina & Rita 13 Parish Affected Area, Louisiana

The Work consists of:

The rehabilitation of damaged rental units and the new construction of small multi-family rental properties (1 to 4 units) that were damaged by Hurricanes Katrina & Rita. The renovations and new construction shall be constructed with new materials in accordance with all applicable codes and regulations and in accordance with initial property inspections and damage assessments performed by third party inspectors in consideration of individual rental unit assessments and estimates performed by the Contractor, including the necessary demolition and proper disposal of materials and debris associated with the rehabilitation.

POTENTIAL LEGAL AND REGULATORY REQUIREMENTS THT MAY BE APPLICABLE TO THE SMALL RENTAL PROPERTY PROGRAM (See Exhibit 1)

Proposal Documents are provided by the Small Rental Property Program and The State of Louisiana, Office of Community Development (Herein referred to as "SRPP" and "The State" respectively). Sealed Proposals will be received at the State Office Building, 150 North 3rd Street, 5th Floor, Baton Rouge, LA 70801

ALL PROPOSALS ARE DUE PRIOR TO 4:00 PM, July 28th, 2009.

ALL PROPOSALS NOT RECEIVED PRIOR TO THE DATE AND TIMES SET FORTH ABOVE MAY NOT BE ACCEPTED FOR CONSIDERATION.

Contract Time is of essence and all Work shall be completed within the following time limits after the Notice to Proceed has been awarded.

- | | |
|-------------------------------|---------------------------------------|
| 1. Renovation of rental units | Ninety (90) calendar days |
| 2. New Construction | One Hundred Fifty (150) calendar days |

SRPP reserves the right to reject any or all Proposals and to waive any informality in any Proposal or solicitation procedure.

A Pre-Proposal Conference will be held on **July 14, 2009**, @ State Office Building, 150 North 3rd Street, 1st Floor Auditorium, Baton Rouge, LA 70801

END OF SECTION

Instructions to Proposers

1. Preparation of Proposal

Each proposer shall prepare Proposal as specified by SRPP. The Proposal shall be executed with complete and correct name of individual, partnership, firm, corporation or other legal entity.

PROPOSERS MUST RETAIN A COMMERCIAL CONTRACTORS LICENSE ISSUED BY THE LOUISIANA STATE LICENSING BOARD FOR CONTRACTORS.

Proposer shall be knowledgeable of all Addenda that may be issued and shall acknowledge all Addenda in a cover letter provided with the proposal. Information may be secured by written request to SRPPContractorRFP@La.Gov. Proposal shall include all specified items in this section and be submitted in accordance with paragraph No. 5 below. Any corrections to Proposal shall be initialed by person signing Proposal.

Persons desiring further information or interpretation of Request for Proposal or Reference Documents shall make a written request for such information to the State no later than eight working days before Proposal deadline to the following email address SRPPContractorRFP@La.Gov. Answers will be posted within 4 working days on the Interpretation of Request for Proposal or Reference Documents will be made by Addendum **only** and will be posted on <http://wwwprd.doa.louisiana.gov/osp/lapac/tipspub.asp>. In addition the Addendum will be emailed or available to each person to whom a set of Proposal Documents has been furnished.

2. Drawings, Request for Proposal, and Site(s) of Work

Before submitting a Proposal, the proposer shall carefully examine the Proposal Documents, site(s) of the proposed Work, and other conditions that may affect the performance of the Work. The proposer shall be satisfied as to character, quality and quantities of Work to be performed and materials to be furnished. Submission of Proposal shall indicate that the proposer has complied with these requirements.

3. Bid Bond, Performance Bonds, and Payment Bonds

Bid Bond shall be furnished by the Contractor upon submission of proposal. The Bid Bond shall be issued in the amount of \$25,000.00 as security. The Bid bond shall be issued by a solvent company authorized to do business in the State of Louisiana, and shall meet any other requirements established by law.

Performance Bonds and Payment Bonds shall be paid for by the Contractor prior to construction of each rental property and shall be issued in an amount equal to the Contract Amount as security for the faithful payment of all Contractors' obligations under the Contract Documents. The bonds shall be issued by a solvent company authorized to do business in the State of Louisiana, and shall meet any other requirements established by law.

4. Consideration of Proposal

SRPP reserves the right to reject any or all Proposals or portions thereof and to waive any minor informality in any Proposal or solicitation procedure. Contract award is conditional on Contractor's intent to successfully execute a contract with the rental unit owner/applicant.

5. Submission of Proposal

Each proposal, completed and signed by person(s) authorized to bind individual, partnership, firm, corporation, or any other legal entity, shall include the following in one envelope:

- a) Two (2) original Proposal Forms completed and signed.
- b) Five (5) copies of the Proposal Forms not including blueprints or engineering drawings.
- c) One (1) CD
- d) Acknowledgement of receipt of Addenda's.
- e) Copy of Articles of Partnership or Incorporation and resolution, or corporate board minutes empowering signatory to bind proposer, attested by an officer of proposer.
- f) Required information indicated in Request for Proposal, including required selection criteria submittals.

Proposal shall include all specified items in this section and be placed in an envelope, sealed and clearly identified on outside as a Proposal to SRPP, with proposer's name and address, and project name. Faxes will NOT be accepted, proposals should be mailed or delivered by Federal Express, Express Mail or other delivery service to:

State Office Building
150 North 3rd Street, 5th Floor
C/O Small Rental Property Program
Baton Rouge, La 70801

6. Withdrawal of Proposal

A Proposal may be withdrawn by a proposer, provided an authorized individual of the proposer submits a written request to withdraw the Proposal prior to the time set for opening the Proposals.

7. Rejection of Proposals

- A. The following will be cause to reject a Proposal.
 - 1. Proposals which are not signed.
 - 2. More than one Proposal for same work from an individual, firm, partnership or corporation.
 - 3. Evidence of collusion among Proposers.
 - 4. Sworn testimony or discovery in pending litigation with the State of Louisiana which discloses misconduct or willful refusal by contractor to comply with subject contract or instructions of the State of Louisiana.
 - 5. Failure to submit post-Proposal information within the allotted time(s).
 - 6. Failure to acknowledge receipt of Addenda.
 - 7. Proposals containing omissions, alterations of form, additions, qualifications conditions not called for by SRPP, or incomplete Proposals will be considered in non-compliance and may be rejected. In any case of ambiguity or lack of clarity in the Proposal, SRPP reserves the right to determine most advantageous Proposal or to reject the Proposal.
 - 8. Debarred, suspended, or ineligible contractor according to HUD's "Consolidated List of Debarred, Suspended, and Ineligible Contractors" and the US General Services Administration's "Consolidated List of Debarred and Suspended Contractors."
 - 9. **Public Receipt of Proposal will be held (two days following proposal deadline) July 30th, 2009 @.**

State Office Building
150 North 3rd Street
1st Floor Auditorium Room
Baton Rouge, La 70801

9. Submission of Post Proposal Information

Prior to certification as the apparent State approved eligible contractor, the apparent winning proposers shall submit to SRPP, when requested, the following within five (5) business days:

- a) Additional references, if requested, associated with a minimum of three (3) projects similar scope, nature, and complexity.
- b) Schedule of values.
- c) Such other information as is required to evaluate Proposal or proposer.
- d) Alternative cost saving building designs and/or measures

10. No reference to Contractor in Advertising or Press Releases

The Contractor upon selection will not issue any Press Releases regarding the Small Rental Property Program Contract, or any other matter related thereto without consultation with the Press Office of OCD/DRU and the prior written approval of the SRPP representative. The Contractor shall not refer to the Contract or the Contractor's relationship with the State hereunder in commercial advertising or other communications with the media be presented in such a manner as to state or imply that the Contractor or the Contractor's services are endorsed by the State.

11. Calendar of Events

	Activity	Date	Central Time
1.	RFP Available for Download and Electronic Distribution	June 28, 2009	
2.	Pre-Proposal Meeting (hand-out packets)*	July 14, 2009	10:00am
3.	Deadline for Submission of Inquiries **	July 20, 2009	
4.	Deadline for State to Respond to Inquires **	July 22, 2009	
5.	Proposal Submission Deadline *	July 28, 2009	4:00pm
6.	Public Opening and receipt of proposals*	July 29, 2009	10:00am
7.	Contractor Interviews	July 30- August 7, 2009	
8.	Qualified Contractors notified	August 15, 2009	

NOTE: The State reserves the right to amend and/or change this schedule of RFP activities, as it deems necessary.

*** All meeting will be held at the State Office Building, 150 North 3rd Street, Baton Rouge, La. 70801.**

**** All inquires can be made to SRPPContractorRFP@La.Gov**

END OF SECTION

Selection Criteria and Evaluation Scoring

Selection Criteria and Evaluation Scoring

The following is a description of items to receive consideration in the evaluation of responses from prospective proposers for providing:

The rehabilitation of damaged 1 – 4 rental units and/or new construction of small multi-family rental properties.

Construction services to eligible applicants under the SRPP. Associated with each item description are the evaluation points assigned to each item. The total possible points equal 100 (plus 25 points for interviews, if conducted during the selection process).

Experience

20 Points Maximum

The prospective proposer shall provide a one (1) page (maximum) narrative description of their firm's experience in large scale multifamily residential rehabilitation and construction and with programs similar to SRPP. At a minimum, the narrative should describe the following:

- Number of years of firm's experience in multifamily residential rehabilitation and reconstruction
- Firm experience working in Louisiana multifamily residential market and specifically in the southeast Louisiana region, if applicable
- When the firm was formed (incorporated), and any predecessor names of the firm
- Firm experience with residential construction in wind mitigation zones
- Firm experience performing work under the Davis-Bacon labor standards and related Acts.

In not more than three (3) pages, the prospective proposer shall provide a narrative description of at least five (5) projects of similar size and scope to the SRPP completed within the past five (5) years. Include in this narrative the names and contact information of the key stakeholders in the project (developers, lending institutions, and regulatory entities, such as municipalities where the construction occurred). Indicate also if the firm was the developer in the project. The prospective proposer shall also provide a minimum of three (3) letters of recommendation from stakeholders with contact names and information, for similar projects, including, but not limited to, developers, lending institutions, regulatory personnel, and clients.

Products

5 Points Maximum

The prospective proposer shall provide with their proposal a Room Finish and Materials Finish schedule for a typical rehabilitation project. Potential options or number of options available to the applicant for materials of construction and colors shall be identified. The prospective proposer shall provide with their bid at least three (3) sets each of proposed conceptual duplex, 3 unit & 4 unit with 0, 1, 2, 3 & 4 bedroom plans, with plan and elevation views, and dimensions, suitable to meet the requirements of the one (1) - four (4) unit options, the unit options consist at a minimum the following, 0 bedroom/1 bathroom, 1 bedroom/ 1 bathroom, 2 bedroom/1 bathroom; 3 bedrooms/2 bathrooms; and, 4 bedrooms/2 bathrooms, at a range of square footages from 800 to 1300 square feet (minimum). Maximum pricing cap for each of these options respectively, pursuant to the Program requirements. The prospective proposer shall provide a Room Finish and Materials Finish schedule for each plan submitted. Potential options or number of options available to the applicant/owner for materials of construction and colors shall be identified in the narrative that accompanies the conceptual house plans proposed. As described above, additional consideration will be made for those contractors that provide additional structure options in each category and that provide square footages above the minimums published, at a minimum price to the total price per unit option set by the Program. Consideration will be given for houses that are judged to be aesthetically pleasing and with innovative architectural designs. Energy saving enhancements, including added architectural features to reduce energy use (ex. window over hangs) and Energy Star appliances will be given additional consideration.

Personnel

10 Points Maximum

The prospective proposer shall provide an organization chart showing the key personnel and subcontractors proposed for this project. At a minimum, the organization chart should identify the reporting structure within the firm, senior management responsible for the project, the proposed firm Project Manager, and proposed local supervisory personnel. In addition, the prospective proposer shall provide not more than a one (1) page narrative describing the firm's reporting structure, and how project communication is handled within the firm, to subcontractors, and to stakeholders outside the firm. For the key personnel identified on the organization chart, the prospective proposer shall provide a resume of no more than two (2) pages that identifies the individual's education, overall years of experience in the construction trade, experience relative to this project within the past five (5) years, and any professional registrations and certifications. The prospective proposer shall show capacity to field multiple superintendents with experience in construction projects involving simultaneous multiple house rehabilitation and construction.

Permits, Registrations, and Certification

5 Points Maximum

The prospective proposer shall provide copies of all the firms and subcontractor's permits, registrations, and certifications pertaining to the conductance of business in the State of Louisiana as a commercial residential construction contractor. Specific submittals include, but are not limited to the following:

- Registration with the Louisiana State Licensing Board for Contractors
- Letter of Existence issued by the Louisiana Secretary of State if the prospective proposer is a corporation, either Louisiana or foreign
- Certificate of Account Status establishing that the prospective proposer is current with any and all taxes, if any, due to the State of Louisiana
- A notarized statement that the firm is not a debarred, suspended, or ineligible contractor according to HUD's "Consolidated List of Debarred, Suspended, and Ineligible Contractors" and the US General Services Administration's "Consolidated List of Debarred and Suspended Contractors."
- Copies of any prequalification documents or certifications from municipalities or jurisdictions within the thirteen (13) parish affected area.
- The prospective proposer certifies that: (a) the firm and its subcontractors has the capacity and technical ability to perform the range of services stated in the Request for Proposal; and, (b) that the firm and its subcontractors have the experienced personnel to perform the range of services stated in the Request for Proposal
- The prospective proposer certifies that: the firm, to the extent required by CDBG regulations, will comply with Davis-Bacon Labor Standards and related Laws when applicable in the performance of the Work and will meet all requirements for active monitoring and documentation for adherence to the provisions of Davis-Bacon and related Acts,
- The prospective proposer will utilize to the greatest extent feasible, Section 3 businesses under Section 3 of the HUD act of 1968.
- The prospective proposer certifies that: the firm will comply with provisions of the Hatch Act (5 U.S.C. 1501 1508 and 7324-7328), which limit the potential activities of employees whose principal employment activities are funded in whole or in part with federal funds, in the performance of the Work.
- The prospective proposer certifies that: the firm, in the performance of the Work, and to the extent applicable, will comply with all federal Laws and policies relating to the CDBG set forth below, which are incorporated by reference:
 - ◆ 24 CFR Part 570, Subpart I;
 - ◆ Public Law 109-148 (Department of Defense Appropriations Act, 2006);

- ◆ Public Law 109-234 (Emergency Supplemental Appropriations Act for Defense, the Global War on Terror, and Hurricane Recovery, 2006);
 - ◆ Allocations and Common Application and Reporting Waivers Granted to and Alternative Requirements for CDBG Disaster Recovery Grantees Under the Department of Defense Appropriations Act, 2006; Notice,” 71 Fed. Reg. 7666 (Feb. 13, 2006); and
 - ◆ 48 CFR, Part 31 regarding the allowability of costs.
- The prospective proposer certifies that: the firm has not violated the antitrust Laws of the State of Louisiana or Federal antitrust Laws, nor communicated directly or indirectly with any Supplier competitor in connection with the Work contemplated hereunder.

Proof of Performance and Payment Bonds

5 Points Maximum

The prospective proposer shall provide a statement from a certified bonding company, authorized to do business in the State of Louisiana, that their firm can obtain performance and payment bonds in the amount of each individual applicant/owner contracts assigned for a total of all applicant/owner contracts assigned of \$500,000.00 (minimum).

Capacity to Perform

5 Points Maximum

The prospective proposer shall provide a statement, no more than one page in length, outlining the firm's capacity and approach for the following:

- Number of multifamily residential units the firm is capable of having under rehabilitation construction at any point in time throughout the program life cycle.
- Number of multifamily residential units the firm is capable of having under new construction at any point in time throughout the program life cycle.
- Example project delivery schedule including estimated total time to complete a multifamily residential unit rehabilitation construction, through issuance of a Certificate of Completion by a governing jurisdiction, or similar designation by SRPP.
- List of standard labor and equipment rates available for this project.

Financial Statements

10 Points Maximum

The prospective proposer shall provide standard financial statements and financial information for the firm which clearly outlines the firm's financial status. These shall include, but may not be limited to the following:

- Financial Statements as reported by the firm.
- Cash Analyses that confirms the resources necessary to complete the project if awarded.
- Verification of credit references and established line of credit.
- Evidence of firm's ability to meet certified payroll requirements.

Example Warranty

5 Points Maximum

The prospective proposer shall provide an example of the written warranty, compliant with the SRPP and Louisiana State law, and guaranteeing the contractor's work for the durations after completion required by all regulations, which will be provided to the applicant/owner under the SRPP.

Insurance

5 Points Maximum

The prospective proposer shall provide proof of current general liability policy of at least \$1 million dollars per occurrence and \$2 million dollars aggregate, with no exclusions for multifamily residential unit properties. The prospective proposer shall provide proof of coverage, or a

statement that they maintain the coverage below, or that the following coverage will be obtained if selected for this Work. All such insurance shall be issued by a company that is licensed to do business in the State in which the work is being performed and that has a rating equal to or exceeding A-;VII from A.M. Best.

- Automobile Liability - \$1 million dollars.
- Workers Compensation - Statutory
- Employers Liability - \$500,000 each Accident; \$500,000 Disease-each employee; \$500,000 Disease – Policy Limit.
- Builders Risk including Flood and Named Windstorm for the value of the contract. Include a Broad Form Named Insured to include all parties to the project.
- Excess Umbrella Liability Insurance in the amount of five million dollars (\$5,000,000) per occurrence and listing applicant/owner and the State of Louisiana as additional insured.
- Professional Liability (applicable if any homebuilders are involved in the design, drawings, or professional services) to cover all acts, errors, or omissions by the Subcontractor in the amount of one million dollars (\$1,000,000) per claim, with an annual aggregate of at least two million dollars (\$2,000,000), inclusive of legal defense costs. In addition, such coverage shall include the disclosure of personal information. If the above insurance is written on a Claims Made Form, such insurance shall be endorsed to provide an extended reporting period of not less than two years following the expiration or termination of this Agreement.

Quality Control Program

5 Points Maximum

The prospective proposer shall provide a copy of their Quality Control Program that describes their approach to quality control and their procedures for inspection of all items of work, including that of their subcontractors.

Health and Safety Program

5 Points Maximum

The prospective proposer shall provide a copy of their Health and Safety Program that describes their approach to provide a safe working environment for its employees and subcontractors.

Cost Evaluation

20 Points Maximum

The prospective proposer shall provide unit prices for each type of work that is included in the Bid Form section of this proposal.

END OF SECTION

SPECIFICATIONS

General Requirements

Part 1-Summary of Work

1.01 INTRODUCTION

This project, herein referred to as "the Work", consists of:

1. The rehabilitation of damaged rental units

The rehabilitation of Hurricanes Katrina and Rita damaged small rental properties consisting of one (1) to four (4) rental units which will provide affordable units to these affected areas. The rental unit rehabilitation will be constructed with new materials in accordance with all applicable codes and regulations, including local jurisdictions, and including the necessary demolition and proper disposal of materials and debris associated with the rehabilitation. Some rental properties may require elevation above the FEMA BFE. The location of the work will be determined by the application and eligibility process, and rehabilitation could be located in the following 13 Parishes, known as the affected areas: Acadia, Calcasieu, Cameron, Iberia, Jefferson, Orleans, Plaquemines, and St. Bernard, St. Tammany, Tangipahoa, Terrebonne, Vermillion, and Washington Parishes.

2. The new construction of small multi-Family rental properties (1 to 4 units)

The new construction of Hurricanes Katrina and Rita damaged small rental properties consisting of one (1) to four (4) rental units which will provide affordable units to these affected areas. The rental unit reconstruction will be constructed with new materials in accordance with all applicable codes and regulations, including local jurisdictions, and including the necessary demolition and proper disposal of materials and debris associated with the reconstruction. Some rental properties may require elevation above the FEMA BFE. The location of the work will be determined by the application and eligibility process, and reconstruction could be located in the following 13 Parishes, known as the affected areas: Acadia, Calcasieu, Cameron, Iberia, Jefferson, Orleans, Plaquemines, and St. Bernard, St. Tammany, Tangipahoa, Terrebonne, Vermillion, and Washington Parishes.

The Program sets the following maximum expenditures for demolition/removal and in place residential multifamily housing unit construction under SRPP, and this Request for Proposal has set the following target configurations for proposal purposes:

- Duplex (2) - 0 bedroom/1bathroom, 1bedroom/1bathroom, 2bedroom/1bathroom; 3 bedrooms/2 bathrooms; and, 4bedrooms/2 bathrooms
- Three (3) Unit - 0 bedroom/1bathroom, 1bedroom/1bathroom, 2bedroom/1bathroom; 3 bedrooms/2 bathrooms; and, 4bedrooms/2 bathrooms
- Four (4) Unit - 0 bedroom/1bathroom, 1bedroom/1bathroom, 2bedroom/1bathroom; 3 bedrooms/2 bathrooms; and, 4bedrooms/2 bathrooms

The SRPP managed by OCD/DRU through contracts with ACS (and subcontractor) is conducted under the Action Plan for Disaster Recovery to Use Community Development Block Grant (CDBG) Funding as submitted to HUD. The Action Plan was created to assist with the recovery of distressed areas related to the consequences of Hurricanes Katrina and Rita in 2005.

1.02 RELATED DOCUMENTS

Contractor-produced drawings, general provisions of the Contract, Reference Documents.

1.03 PROJECT DIRECTORY

All inquires can be made in writing to SRPPContractorRFP@La.Gov or mailed to

State Office Building
150 North 3rd Street, 5ht Floor
C/o SRPP
Baton Rouge, La 70801

1.04 DESCRIPTION OF WORK

- A. Contractor shall coordinate with the SRPP designee on eligible applicants needing rental unit rehabilitation and rental new construction. Eligible applicant properties for rehabilitation and new construction will be assigned by region by SRPP designee, as applicant eligibility becomes apparent, to provide economies of scale, with consideration to location. Contractor shall provide unit prices for rental unit(s) rehabilitation. For new construction, the contractor shall provide square footage prices for the building of the structure. The contractor shall also provide a minimum of three (3) sets of plans for rental unit(s) within the scope of work once assigned. SRPP designee will evaluate the Proposals and recommend the work to the successful contractor. This process will be repeated as applicants become eligible for funding. The contractor shall provide a list of material and color choices available to the applicants for their rental unit(s) in accordance with the planned rehabilitation or reconstruction agreed to by the applicant and the contractor. The contractor shall allow the applicant ample time to make their choices on these options without delaying any construction schedule.
- B. Demolition and disposal of portions of the rental unit(s) damaged by Hurricanes Katrina & Rita is part of this work and included in the cost for rehabilitation/reconstruction to be performed by the Contractor under this Contract. Contractor shall arrange for the securing of any necessary permits and shall comply with all codes and regulations. Contractor shall assume reasonable responsibility for protection of the construction site. Demolition, disposal and rehabilitation work performed at the Site shall address the following:
- a. Lead Based Paint
 - b. Asbestos-containing Materials
 - c. Mold
 - d. Household waste

The following provides a general description of each.

- Lead Based Paint – Contractor shall follow all local, state, and federal rules and regulations governing the remediation, demolition and proper disposal of materials containing lead based paint. Contractor shall provide SRPP designee with all records associated with the remediation, and/or removal of lead based paint by certified personnel.

All Initial Lead Assessments and Final Clearances for LBP will be done by SRPP designee and results of such testing will be provided to applicant/owner and contractor prior to contractor beginning any construction work

- Asbestos-containing Materials – Contractor shall follow all local, state, and federal rules and regulations governing the demolition and proper disposal of materials containing asbestos. Contractor shall provide SRPP designee with all records associated with the identification and removal of asbestos-containing materials by certified personnel.

All Initial Asbestos Assessments and Final Clearances will be done by SRPP designee and results of such testing will be provided to applicant/owner and contractor prior to contractor beginning any construction work.

- Mold – Contractor shall follow all local, state, and federal rules and regulations governing the identification, testing (as necessary), removal and disposal of materials containing mold. Contractor shall immediately notify SRPP designee of any and all instances of unforeseen conditions associated with mold.
- Household Wastes – Contractor shall follow all local, state, and federal rules and regulations governing the demolition and proper disposal of debris containing household wastes.

Contractor may subcontract remediation of lead and or asbestos removal activities to certified state licensed abatement/remediation contractor.

- C. Specific technical requirements are described in General Specification Requirements Section of this document. It is not the intention of the Specifications to detail every action necessary to perform the Work. The Contract will be awarded with the mutual understanding, however, that the unit price bid for each rental unit includes all labor and materials specified, and if any of the work is not fully or completely described or detailed, this shall not be a warrant for the omission of such details or for poor workmanship. The omission of minor details in the Specifications shall in no way relieve the Contractor of the obligation to perform the Work.
- D. The Contractor shall make known to SRPP any items in the Contract documents that may be a problem, or items uncovered by the work that may be defective. These shall be brought to the attention of SRPP for appropriate response.
- E. The scope of work may vary between rental unit properties and the unit prices provided by the contractor. The contractor shall account for this variability.
- F. The Contractor shall provide a warranty as follows:
 - a. One (1) year warranty that the dwelling is free from any defects due to noncompliance with building codes and standards.
 - b. Two (2) year warranty on all electrical, heating, cooling, ventilating and plumbing systems.
 - c. Five (5) year warranty that the dwelling will be free of major structural defects due to non-compliance with building codes and standards.
- G. The Contractor at the completion of the project shall provide an affidavit that the contracted properties are clear of all material and labor liens.

1.05 CONTRACTOR'S DUTIES

- A. Except as specifically noted, provide and pay for:
 - 1. Labor, materials, and equipment;
 - 2. Tools, construction, equipment and machinery
 - 3. Other facilities and services necessary for proper execution and completion of the work.

- B. Securing and paying for, as necessary for execution and completion of the Work any:
 - 1. Permits
 - 2. Licenses
 - 3. Taxes
 - 4. Fees, including third party evaluations and other fees.
- C. Complying with all applicable laws, codes, ordinances, rules, regulations, orders and/or other requirements of public authorities in connection with performance of the work.
- D. Assuring 3rd party inspections of units in areas without a municipal inspector.
- E. Providing notification to all applicable agencies, as required by federal, state, and local law.
- F. Promptly submitting written notice to SRPP of any observed variances in the Contract Documents from known requirements of any public authority. Appropriate modifications to the Contract Documents will be made to reflect any changes necessary because of variances.
- G. Assuming responsibility for work that is known to be contrary to such requirements, and for which no notice has been provided to SRPP.
- H. Enforcing strict discipline and good order among employees and employing on the work only persons skilled in the task to be performed.
- I. Behaving in a courteous and considerate manner to the residents in areas adjacent to the construction site.
- J. Checking Dimensions at Site:
 - 1. Verify all measurements before ordering any materials or doing any work.
 - 2. Report any discrepancies to SRPP designee for instructions before proceeding.
- K. Approval of Working Surface:
 - 1. Notify SRPP designee of any unsatisfactory condition before performing work.
- L. Promptly submitting written notice to SRPP of any discrepancies in or questions about the technical specifications, contract documents, or Work. Failure to notify SRPP of said discrepancies, questions, or concerns will in no way relieve the Contractor from performing all work outlined in these contract documents. Additionally, should the Contractor fail to notify SRPP, the Contractor may be held responsible for any damages caused by their actions.
- M. Developing and implementing the various Plans specified within the work.
- N. Coordinating with any Utility Service companies and SRPP designee regarding location, shut off and start up of all utilities within each area of proposed work.

1.06 CONTRACTORS QUALITY CONTROL

- A. The Contractor shall implement a Quality Control Program to perform inspection of all items of work, including that of his subcontractors. This Program shall insure conformance to applicable specifications and drawings with respect to the materials, codes, workmanship, construction, finish, functional performance and identification. This Quality Control Program shall be established for all Work performed under this Contract.
- B. Quality control services are required to verify compliance with requirements specified or indicated. These services do not relieve the Contractor of responsibility for compliance with Contract Documents.

- C. SRPP or designee will conduct progress inspections and a final completion inspection. SRPP designee will notify the Contractor of any non-compliance issues regarding Work under this Contract. The Contractor shall, after receipt of such notice, immediately take corrective action. Any notice, when delivered to the Contractor or his representative at the site of the work, shall be considered sufficient notice. The Contractor shall maintain a detailed record of every non-compliance and corrective action taken. If the Contractor fails or refuses to comply promptly, SRPP designee shall notify the SRPP of such deficiencies and payment may be withheld until the non-compliance and/or corrections are made.

1.07 SEQUENCE OF ACTIVITIES

A. The Contractor's general work sequence is expected to proceed as follows:

1. Respond to SRPP's invitation to provide unit prices on rental units eligible for rehabilitation/new construction under SRPP.
2. Conduct site visits in coordination with SRPP to examine the Work required at each location to the extent necessary to provide unit prices for each eligible rental unit site for rehabilitation/new construction.
3. Meet with applicant and SRPP designee to finalize the rehabilitation/new construction plan. Provide applicant with options for their choices of materials and colors.
4. Obtain all required permits.
5. Locate utilities within area of work and shut off utilities as necessary.
6. Develop the sequence of the planned work.
7. Setup environmental controls and signage for traffic control when required.
8. Perform demolition, as necessary, and dispose of debris properly.
9. Initiate unit rehabilitation in accordance with the approved rehabilitation work plan and the approved unit price costs agreed to by SRPP.
10. Initiate new construction in accordance with the approved reconstruction designed plan and the approved unit price costs agreed to by SRPP.
11. Participate in interim and final inspections with SRPP designee and applicant.
12. Draw requests will be submitted at the following stages;
 - Upon passing of the Initial Construction inspection which includes; demolition complete, all required permits have been obtained and building materials are on site for the initial 25% draw,
 - Upon passing of the Rough-In Inspection for the 75% ,
 - Upon passing of the Final Construction Complete Inspection for 90%
 - Release of Retainage 45 days after completion for the remaining 10%, including receipt of all liens by contractor and sub contractors and sign off by property owner of construction complete.
13. Demonstrate to SRPP designee and the applicant that the work was completed satisfactorily.
14. Provide affidavit that the contracted properties are clear of all material and labor liens. (See Exhibit 2).
15. Provide warranties

B. Sequence of SRPP designee activities and inspections:

- 1 SRPP designee will perform an initial inspection and provide a detailed damage estimate once an eligible applicant is identified.
2. SRPP designee will coordinate with approved contractors to visit the sites for the purposes of confirming the amount of damage for each proposed unit.

3. SRPP designee will utilize the unit pricing from this RFP for a detailed cost estimate for the contractor and review with the contractor during contractor visit to property.
4. SRPP will review contractors design and pricing for each new construction rental unit, and on behalf of SRPP, determine reasonableness costs for the work for each rental unit to the assigned contractor.
5. SRPP designee will inspect rehabilitation and new construction during the work for program adherence and progress for contractor draw request acceptance.
6. SRPP designee will review and report progress for the draw request payments at the milestones and completion contingent upon applicants sign-off and SRPP's satisfaction with the Work.
7. SRPP designee and the applicant will develop a punch list of items to be completed by the contractor prior to the final inspection. SRPP inspector will insure the punch list is completed prior to the reporting for final inspection construction complete draw request by contractor. The inspector will walk through all the punch list items with the applicant and have the applicant sign-off on the final inspection to ensure construction complete and all work has been done to the satisfaction of the applicant.

C. Working Hours:

1. Work shall be performed, at a minimum, from Monday through Friday between the Work hours of approximately 7:00 a.m. and 6:00 p.m., as determined by natural lighting conditions, unless overridden by local ordinance, or the applicant and SRPP designee. The Contractor may work Saturdays, Sundays or federal or state holidays, only with the approval of the applicant and SRPP (and the program) and in accordance with local ordinance.
2. Unless otherwise specified, "days" indicates calendar days.

D. Contract Time:

1. SRPP intends to initiate construction as soon as possible when applicant/owner eligibility is determined.
2. The term of the unit rehabilitation Contract will be ninety (90) calendar days from the date of Closing between applicant and contractor.
3. The term of the unit new construction Contract will be one hundred and fifty (150) calendar days from the Closing between the applicant and contractor.
4. Extensions for additional time may be submitted to SRPP for time lost due to inclement weather on a case by case basis.

E. Liquidated Damages

1. The proposer agrees that for each and every **Calendar** Day the Work or any portion thereof, remains incomplete before the completion date that is established by the contract time, the proposer shall pay the amount of ONE HUNDRED DOLLARS (\$100.00) per **Calendar** Day as liquidated damages, not as a penalty, but for delay damages to SRPP. Such amount shall be deducted from any payment due to the contractor. Weather will be taken into consideration and monitored on a daily basis by the SRPP Site Manager and contractor on-site supervisor, if weather doesn't permit the work to proceed in a safe manner, the amount of down-time will be properly documented and added to the schedule. Down-time will also be added to the schedule for Force Majeure events.

F. Other Site Activities:

1. The Contractor shall not damage on-site buildings, wells, and other site structures that are not designated for rehabilitation/reconstruction.

1.08 CONTRACTOR'S USE OF CONSTRUCTION SITE

- A. The Contractor shall coordinate activities required to minimize disturbance and hazards to surrounding areas. Contractor shall not unreasonably encumber the construction site with materials or equipment. Contractor shall assume reasonable responsibility for protection of construction site.
- B. Existing Site Facilities for Use by the Contractor
 1. The Contractor may store and stage equipment and materials related to the work at the Site only in areas designated by the SRPP designee and the applicant, as necessary.
 2. Necessary utilities required to perform Work, including temporary power, shall be the responsibility of the Contractor.
 3. Contractor shall confine his operations within the limits of rental unit rehabilitation and/or new construction, and shall use due care in placing construction tools, equipment, excavated materials, and supplies so as to promote site safety and cause the least possible damage to property.
 4. Where applicable, Contractor shall maintain existing controls on livestock on such properties encountered in this program so as to not release livestock from the property.

PART 2 – PRODUCTS

RENOVATION & RECONSTRUCTION STANDARDS

I. MISSION, APPLICABLE REGULATIONS & DIRECTIONS

A. Program Mission

The Small Rental Property Program's mission is "to provide incentives to small-scale property owners providing safe, decent, and quality affordable housing."

Flowing from this mission are the following values:

- Performance and durability
- Affordable operating costs
- Balanced initial costs
- Historically sensitive exteriors
- Accessibility
- Environmentally sustainable development

B. Applicable Laws and Regulations

The Small Rental Property Program expects properties to be in full compliance with the following physical standards:

- Building Code: The International Residential Code (IRC) 2003 for 1 & 2 Unit Dwellings [including high wind design requirements]
- International Building Code 2003 for 3+ Unit Structures
- Elevation: Advisory Base Flood Elevation Levels – per Building Code
- Exceptions: On a case-by-case basis deviations from the minimum requirements of this standard will be permitted with approval of the Office of

Community Development (OCD)

Property owners may also be required to conform to the following standards by selecting from scoring criteria:

- Energy EPA Energy Star Requirements
- Accessibility: "Universal Design" for Handicapped Accessibility by Center for Universal Design
- Green Buildings: NAHB, U.S. Green Building Council, or Enterprise Foundation
- Visitability: HUD ADA Standards

Basic Requirements

Building Codes

There are building code standards that apply to all buildings. During underwriting, your construction lender and the parish building department may ask you for a set of plans and specifications or a contractor's proposal or an architect's statement clearly identifying that the renovated property shall meet these code standards. The International Residential Code applies to single-family and side-by-side or 2-unit dwellings. The significantly more strenuous International Building Code applies to multifamily buildings containing 3 or more units.

Historic Standards

Historic standards vary by parish. All properties older than 50 years and located in New Orleans, LA must be assessed by the local State Historic Preservation Office.

Elevation Requirements

Properties that were not grandfathered whereby the owner obtained the building permits prior to the parishes' adoption of the Advisory Based Flood Elevation Levels (B.F.E.) are required to raise the structures above the B.F.E.'s minimum standards.

Renovation

Renovation projects are constrained by the shape and total square footage of the current structure.

Additional Code Requirements in Reconstruction

All structures reconstructed shall conform to the Model Energy Code. All buildings must conform to the Code provisions for high wind if they are located in areas designated as such. Blueprints with architectural and engineering stamps may be required for reconstruction projects by local code officials.

II. ELIGIBLE ACTIVITIES

A. ELIGIBLE ACTIVITIES

Cost for activities necessary to stabilize, repair, occupy and lease 1– 4 unit structures are eligible. This category includes:

1. Rehab Hard Cost
 - Site work
 - Utility replacement

- Parking, drive walks (Only if Municipality requirement to obtain permit) _
- 2. Demolition including proper disposal of asbestos.
- 3. Repair/Replacement Cost
- 4. Environmental Remediation and Clearance.
- 5. Professional Fees
 - Architect/engineering
 - Environmental testing
 - Termite inspection
 - Surveys
- 6. Financing Fees
- 7. Legal Cost

III. SITE IMPROVEMENTS

1. PROPERTY ELEVATION PER LOCAL, STATE, AND FEDERAL REQUIREMENTS

Repair Standard:

Small Rental property damaged may require to be elevated to 1' above the advisory base flood level as certified by a Louisiana-licensed surveyor when required by local, state or federal code. This can be performed by engineered piles and/or compacted fill depending on elevation requirements.

2. PAVING AND WALKS

Repair Standard:

Minimum Life: 8 Years

All existing walkways and paving may be repaired or replaced in its entirety.

Reconstruction Standard:

Minimum Life: 20 Years

Essential walks and drives shall be replaced with 3000 PSI concrete.

3. TREES

Repair Standard:

Trees that are too close to the structure or serve no useful purpose may be removed.

Reconstruction Standard:

Front yards must contain ground cover.

4. SITE STORAGE

Minimum Life: 20 Years

All properties shall have exterior storage of 4' x 7' for lawn mower and gasoline

IV. EXTERIOR SURFACES

1. EXTERIOR CLADDING

Repair Standard:

Minimum Life: 10 Years

Siding and trim will be intact, weather proof and free of deterioration. Exterior wood shall be spot primed and top coated in a lead safe manner.

Reconstruction Standard:

Minimum Life: 20 Years

Historically sensitive siding in historic districts: fiber cement, cedar, cypress or pine siding. Stucco and masonry to match original.

2. EXTERIOR PORCHES

Repair Standard:

Minimum Life: 10 Years

Unsafe or unsightly porches will be repaired to conform closely. Porch repairs will be structurally sound with smooth and even decking surfaces.

Reconstruction Standard:

Minimum Life: 15 Years

Porches may be newly constructed or removed.

3. EXTERIOR RAILINGS

Repair Standard:

Minimum Life: 5 Years

Handrails will be present on one side of all interior and exterior steps or stairways with more than two risers and around porches or platforms over 30" above ground level.

Reconstruction Standard:

Minimum Life: 10 Years

Railings that do not meet the 2006 Building Code shall be removed and replaced.

4. EXTERIOR STEPS AND DECKS

Repair Standard:

Minimum Life: 10 Years

Steps, stairs and decks shall be structurally sound and free from all deterioration.

Reconstruction Standard:

Minimum Life: 15 Years

Reconstruction steps and stairways shall be constructed of preservative treated lumber or concrete in conformance with the IRC IBC 2006. Porch decks shall be replaced with tongue and groove pine or concrete.

V. FOUNDATIONS & STRUCTURE

1. FIREWALLS - DOUBLES

Repair Standard:

Minimum Life: 10 Years

Party walls shall be maintained without cracks and plaster deterioration and covered with 5/8" type X gypsum, glued and screwed to structure.

Reconstruction Standard:

Minimum Life: 20 Years

All party walls shall conform to the new construction requirements for fire separation at both walls and roofs for IRC or IBC.

2. FOUNDATIONS

Repair Standard:

Minimum Life: 20 Years

Foundations shall be repaired to be sound, free from movement, water resistant.

Reconstruction Standard:

Minimum Life: 20 Years

Foundations shall be replaced with poured concrete or reinforced block walls on reconstructed footings and/or pilings as required by engineer's statement or building department to elevate structure above the base flood elevation.

3. STRUCTURAL WALLS

Repair Standard:

Minimum Life: 20 Years

All structural members shall be free from deterioration, rot and termite damage and be sized in conformance to IRC IBC 2006.

Reconstruction Standard:

Minimum Life: 20 Years

Walls shall be constructed to the wind resistant requirements of the 2006 Building Code.

4. PEST CONTROL: TERMITES, MOLD, ROACHES

Repair Standard:

Minimum Life: 3 Years

All flooded wood structural members shall be cleaned and dried prior to saturation with a borate salt pretreatment. All stud cavities shall be dusted with borate salt prior to installing insulation but after all electric and mechanical is completed. All visible cracks and holes shall be caulked prior to close in.

Reconstruction Standard:

Minimum Life: 10 Years

All stud cavities shall be dusted with borate salts prior to installation of insulation. Borate treated framing and sheathing are preferred.

VI. WINDOWS AND DOORS

1. INTERIOR DOORS

Repair Standard:

Minimum Life: 5 Years

All doors shall be restored to their original condition reusing reconditioned hardware.

Reconstruction Standard:

Minimum Life: 10 Years

Hollow core, pressed wood product with brass plated bedroom lockset.

2. EXTERIOR DOORS

Repair Standard:

Minimum Life: 10 Years

Exterior doors shall be solid, weather striped, operate smoothly, including a dead bolt, and an entrance lock set.

Reconstruction Standard:

Minimum Life: 10 Years

Steel six panel doors may be installed at entrances not visible from the front street. Dead bolt locks will be installed on all doors.

3. WINDOWS

Repair Standard:

Minimum Life: 10 Years

Windows shall be weather tight, include a locking device and operate freely if required for access.

Reconstruction Standard:

Minimum Life: 25 Years

Double glazed aluminum, vinyl or wood, thermal break, low E windows with a U value of 4 and half screen. All glazing shall be protected by plywood, shutters or laminated glass.

VII. ROOFING

1. FLAT AND LOW SLOPE ROOFING

Repair Standard:

Minimum Life: 10 Years

Built-up roofing, flashing and accessories shall be repaired wherever a 10-year leak free warranty is available from a certified roofing company.

Reconstruction Standard:

Minimum Life: 20 Years

2. PITCHED ROOFS

Repair Standard:

Minimum Life: 10 Years

Missing and leaking shingles and flashing shall be repaired on otherwise functional roofs. Slate, metal and tile roofs shall be repaired when at all possible.

Reconstruction Standard:

Minimum Life: 30 Years

Fiberglass, asphalt, 3 tab, class A shingles weighing at least 200 lbs. with a prorated 30-year warranty with a continuous ridge vent.

VIII. INSULATION & VENTILATION

1. ATTIC VENTILATION

Repair Standard:

Minimum Life: 1 Year

Any pre-installed ventilation shall be maintained or if powered and not functioning, replaced.

Reconstruction Standard:

Minimum Life: 20 Years

Attics will be ventilated with 1 square foot of vent for each 300 square feet of roof split between a ridge vent and soffit vents. Flat roofing shall have one way vents every 20 feet.

2. BATH VENTILATION

Repair Standard:

Minimum Life: 1 Year

All baths shall contain a window or mechanical ventilation. Any pre-installed ventilation shall be maintained or if powered and not functioning, replaced.

Reconstruction Standard:

Minimum Life:

Exterior ducted, 100 CFM, 20 max.

3. INFILTRATION

Repair Standard:

Minimum Life: 5 Years
Visual interior cracks shall be caulked.

4. INSULATION

Repair Standard:

Minimum Life: 15 Years

Attic areas and crawl space will be insulated. The goal for attic insulation is R30, and for crawl spaces R19. Frame walls will be insulated if the wall finish is removed. Plastic vapor barriers will be placed over bare soil in crawl spaces.

Reconstruction Standard: Building code/IRC. Add R-value

5. KITCHEN VENTILATION

Repair Standard:

Minimum Life:

Range hoods or exhaust fans shall be exterior ducted when feasible with less than 20 and 120 CFM.

Reconstruction Standard:

Minimum Life: 5 Years

All kitchen hoods or exhaust fans shall be exterior ducted with less than 20 and at least 120 CFM.

IX. INTERIOR STANDARDS

1. MINIMUM UNIT DIMENSIONS

0 bedroom -

1 bedroom – 250 SF

2 bedroom – 350 SF

3 bedroom – 550 SF

4 bedroom – 800 SF

Kitchen – 7' minimum, 100 SF

Bathroom – 5' minimum, 35 SF

Bedroom – 10' x 10'

One room must be at least – 12' x 10'

2. INTERIOR WALLS AND CEILINGS

Repair Standard:

Minimum Life: 5 Years

Holes, cracks and deteriorated and unkeyed plaster shall be repaired to match the surrounding surfaces. All visual surfaces shall be stabilized using premium vinyl acrylic, full primer and topcoat.

Reconstruction Standard:

Minimum Life: 10 Years

Walls shall be plumb, ceiling level with a smooth finish on at least 1/2" gypsum on 16" centers or 5/8" on 24" centers.

3. CLOSETS

Repair Standard:

Minimum Life: 10 Year

Existing closets will be maintained and contain a shelf, door and clothes bar.

Reconstruction Standard:

Minimum Life: 15 Years

All bedrooms shall have 4' long by 2' wide closets with door and wire shelf. Each dwelling shall have a linen and coat closet.

4. FLOORING

Repair Standard:

Minimum Life: 5 Years

Bathroom and kitchen floors shall be covered with water resistant flooring. Damaged wood floor may be repaired. Ceramic tile flooring shall be repaired.

Reconstruction Standard:

Minimum Life: 6 Years

Baths shall receive vinyl sheet goods over plywood underlayment. Kitchens shall be vinyl composition tile over plywood underlayment. Other rooms may be carpet, vinyl, wood or ceramic with a square yard allowance of \$22.

5. KITCHEN

Repair Standard:

Minimum Life: 6 Years

All salvageable items may be repaired to function. All kitchens shall include: stove, refrigerator and fire extinguisher.

Reconstruction Standard:

Minimum Life: 10 Years

A modern kitchen including: a stainless steel, double bowl sink (if no dishwasher), moderate cost wood cabinetry, plastic laminate countertop and vinyl flooring. The minimum allowances are as follows (LF of cabinet includes upper and lower and pantry):

<u>Unit Size</u>	<u>Cabinet Requirement</u>	<u>Room Size</u>
0 bed	4 LF	SF 40
1 bed	6 LF	SF 50
2 bed	10 LF	SF 100
3 bed	14 LF	SF 120
4/5 bed	14 LF	SF 160

Appliances: Every kitchen shall contain a range, refrigerator, fire extinguisher and vented range hood.

X. ELECTRIC

1. GROUND FAULT CIRCUITS

Repair Standard:

Minimum Life: 20 Years

Non functioning GFCI's shall be replaced. Basement and kitchen receptacles within 6 feet of a sink, all bath receptacles and at least one exterior receptacle shall be protected by a GFCI.

Reconstruction Standard:

Minimum Life: 20 Years

All kitchen, all bath, all basement and garage receptacles shall be GFCI protected.

2. KITCHEN ELECTRIC DISTRIBUTION

Repair Standard:

Minimum Life: 15 Years

Permanently installed stoves, refrigerators, freezers and washers and dryers shall have separate circuits sized to N.E.C. Two, 20 amp counter circuits are required.

Reconstruction Standard:

Minimum Life: 20 Years

Permanently installed or proposed stoves, refrigerators, freezers, dishwashers and disposals, washer and dryers shall have separate circuits sized to N.E.C. Two separate 20 amp counter circuits are required with each kitchen area. Electric service may be supplied to trash compactors, microwave ovens, double ovens, range grills, and any appliance proposed for installation.

3. PASSAGE LIGHTING

Repair Standard: Battery-operated smoke detectors

Reconstruction Standard:

Minimum Life: 7 Years

All common halls and stairways between living space must be well lighted with a fixture controlled by 3 way switches at both ends of the hall or stairway. Surface mounted raceway is allowed.

4. ALARMS

Reconstruction Standard:

Minimum Life: 10 Years

Directly wired smoke detectors are required on each dwelling floor. Carbon monoxide detectors are required with all fuel burning furnaces. Security systems may be installed at doors and windows.

5. INTERIOR ELECTRIC DISTRIBUTION

Repair Standard:

Minimum Life: 10 Years

Exposed knob and tube shall be replaced. Every room will have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room entrance. Where the source wiring circuit is accessible (i.e. first floor above crawlspace, in gutted rooms, etc.), receptacles will be grounded. All switch, receptacle, and junction boxes shall have appropriate cover plates. Wiring shall be free from hazard and all circuits shall be properly protected at the panel. Exposed conduit is allowed. If a room's wall finishes are removed, the room shall be rewired to the latest version of the National Electric Code.

Reconstruction Standard:

Minimum Life: 20 Years

All rooms shall be rewired to the latest version of the National Electric Code.

a. Ceiling boxes in all bedrooms, living and dining areas shall support 40 lb ceiling fans.

b. Ceiling lights in all rooms. Wall mounted lights over mirrors in bathrooms.

c. Exterior entrance light fixtures required at each door.

d. Telephone and cable outlets in each bedroom, kitchen and living room.

6. SERVICE AND PANEL

Repair Standard:

Minimum Life: 20 Years

Reconstruction Standard:

Minimum Life: 20 Years

150 amp service with a main disconnect panel containing at least 16 circuit breaker positions.

Garages and outbuilding may be fed with up to 200 amp subpanels.

XI. PLUMBING SYSTEM

1. DRAIN, WASTE, VENT LINES

Repair Standard:

Minimum Life: 10 Years

When bath walls are removed, exposed vent and waste lines shall be reworked to the current mechanical code.

Reconstruction Standard:

Minimum Life: 20 Years

Reconstruction lines shall be installed in accordance with the most recently approved version of the mechanical code.

2. PLUMBING FIXTURES

Repair Standard:

Minimum Life: 15 Years

Metal faucets and shower diverters with 15-year, drip-free warranty. Porcelain toilets, 24" vanity, 5' tubs.

Reconstruction Standard

Minimum Life: 20 Years

- a. 24" vanity
- b. Single lever chrome controls throughout
- c. Scald guard controls on all bath/showers
- d. Special control locations at accessible and adaptable units
- e. Hose bib required at each property.

3. PLUMBING MINIMUM EQUIPMENT

Repair Standard: 1 3-piece bath per unit

1 bedroom	1 bath
2 bedrooms	1 bath
3 bedrooms	1.5 baths
4 bedrooms	2 baths

Repair Standard and Reconstruction Standard:

Minimum Life: NA

Every dwelling shall have a double bowl kitchen sink, and a 3-piece bath. 3 bedroom units shall have an additional 1/2 bath. 4 bedroom units shall contain 2 baths.

4. WATER HEATERS

Reconstruction Standard:

Minimum Life: 8 Years

High efficiency, pilotless, gas fired (EF .62+) or dual element electric (EF .92+) water heaters with at least R-9 insulation and an 8-year reconstruction warranty. 30 gallons gas, or 40 gallons electric for 1 and 2 bedroom units and 40 gallons gas or 52 gallons electric for 3 and 4 bedroom units or a central commercial water heater.

5. WATER SUPPLY

Reconstruction Standard:

Minimum Life: 20 Years

All inoperable or leaky main shut off valves shall be replaced. Lead pipe and exposed galvanized pipe shall be replaced with copper, PVC or PEX.

XII. HVAC

1. AIR CONDITIONING

All HVAC shall be designed per American Society ASRAE Manual F, sized per Manual J, and installed per Manual D.

Repair Standard:

Minimum Life: 1 Year

Existing central air conditioning shall be inspected, serviced and refurbished to operate safely.

Reconstruction Standard:

2. CHIMNEY REPAIR

Repair Standard:

Minimum Life: 15 Years

Unsound chimneys shall be repaired or removed. When chimneys are used for combustion ventilation, they shall be lined.

Reconstruction Standard:

Minimum Life: 20 Years

Fireplace flues may be reconstructed in this program. Reconstruction furnace flues when required shall be metal double or triple walled as recommended by the furnace manufacturer.

3. HVAC DISTRIBUTION SYSTEM

Repair Standard:

Minimum Life: 10 Years

Ductwork and radiator piping shall be well supported, insulated in nonconditioned space and adequate to maintain 68°F measured 36" off the floor when the outside temperature is 20°F (the average yearly minimum), in all habitable and essential rooms.

Reconstruction Standard:

Minimum Life: 20 Years

Ductwork shall only be placed in unconditioned, non-habitable space as a last resort. Then it shall be insulated to R-8 and sized to maintain 70°F in all serviced rooms.

4. HEATING PLANT

Repair Standard:

Minimum Life: 10 Years

Inoperative, hazardous or inefficient (less than 60% AFUE) heating plants shall be repaired and altered to perform at least 75% efficiency. Individual unit controls and thermostats are preferred.

Reconstruction Standard:

Minimum Life: 20 years

Gas furnaces rated over 80 AFUE and heat pumps over 13 SEER. Dual heat pumps are allowed in larger, 2-story homes.

XIII. OTHER REQUIREMENTS

1. HISTORIC DISTRICT

All properties in historic districts are also subject to local historic review. The local building department's issuance of a valid permit shall be the standard of acceptance.

PART 3 – EXECUTION

3.01 SITE DESCRIPTION AND WORK SUMMARIES

Site descriptions and work summaries are intended to summarize, not completely describe the Work to be performed at the Site. The Contractor will be responsible for requirements described in

other sections of the specifications even if those requirements are not listed in the following work summaries.

A. Demolition, Removal, and Disposal

Demolition of portions or total structure of existing rental units may be required as part of this work to prepare the site for rehabilitation and new construction. These units may include stick-built wood frame, and/or brick and masonry units. Demolition, disposal and rehabilitation and reconstruction work performed at the Site shall address the following:

- a. Lead Based Paint
- b. Asbestos-containing Materials
- c. Mold
- d. Household waste

The following provides a general description of each.

1. Lead Based Paint – Contractor shall follow all local, state, and federal rules and regulations governing the remediation, demolition and proper disposal of materials containing lead based paint. Contractor shall provide SRPP designee with all records associated with the remediation, and/or removal of lead based paint by certified personnel.
2. Asbestos-containing Materials – Contractor shall follow all local, state, and federal rules and regulations governing the demolition and proper disposal of materials containing asbestos. Contractor shall provide SRPP designee with all records associated with the identification and removal of asbestos-containing materials by certified personnel.
3. Mold – Contractor shall follow all local, state, and federal rules and regulations governing the identification, testing (as necessary), removal and disposal of materials containing mold. Contractor shall immediately notify SRPP of any and all instances of unforeseen conditions associated with mold.
4. Household Wastes – Contractor shall follow all local, state, and federal rules and regulations governing the demolition and proper disposal of debris containing household wastes.

All testing for LBP/Asbestos will be done by others and results of such testing will be provided to applicant/owner and contractor prior to contractor beginning any construction work.

B. Unit Rehabilitation

1. Rental units shall be rehabilitated in accordance with SRPP -approved contractors' cost estimates. Any deviations in plans, specifications or cost estimates shall be identified by Contractor and approved by SRPP designee and applicant/owner prior to implementing any changes by the Contractor.
2. The Contractor will be provided rental units, in accordance with schedules and capacity, for rehabilitation grouped by location whenever possible.

C. New Multi-family Rental Construction (1 to 4 Units)

1. New rental units shall be constructed in accordance with SRPP approved contractor plans, specifications and cost estimates. Any deviations in plans, specifications or cost estimates shall be identified by Contractor and approved by SRPP and applicant/owner prior to implementing any changes by the Contractor.
2. The Contractor will be provided new multi-family rental units, in accordance with schedules and capacity, for rehabilitation grouped by location whenever possible.

END OF SECTION

TECHNICAL SPECIFICATIONS

PART 1

GENERAL

During the course of property rehabilitation and new construction, the Contractor may be required to perform work in one or more of the following Divisions of Work. For each Division of Work performed, the Contractor shall submit standard written specifications proposed for that work. Certain minimum specifications are described below for some Divisions of Work. The Contractor shall, wherever feasible, match existing materials to the extent possible to ensure neat clean lines and aesthetically pleasing transitions between the existing structure and rehabilitated portions of the structure. All applicable regulations and codes, including those of local jurisdictions, shall be followed during the performance of the rehabilitation work.

PART 2 - Products

SITE WORK

A. DEMOLITION

As necessary to perform multifamily residential rehabilitation and new construction, demolition includes the removal of existing portions of the main structure, other buildings directly attached, and existing concrete where required to provide neat clean lines for unit rehabilitation and new construction. The Contractor shall be responsible for providing all labor, supplies, equipment, and utilities required to demolish any necessary portions of the existing structure.

The Contractor shall be responsible for removing and properly disposing all debris from the project site. The demolition and disposal shall be completed in accordance with EPA, OSHA, and all applicable federal, state, and local regulations. The Contractor shall remove debris, rubbish and other materials resulting from demolition operations from the site and transport and legally dispose off site.

1. The Contractor shall provide certificates of disposal or other such documentation that material removed was properly disposed at licensed facilities before final payment will be issued.
2. Burning of removed materials is not permitted on the project site.
3. Salvage of materials shall not be allowed unless contractor has written approval from program prior to use.

General: Upon completion of demolition work, the Contractor shall remove tools, equipment and demolished materials from site.

1. The Contractor shall repair any demolition performed in excess of that required. The Contractor shall return remaining elements of construction and surfaces to conditions existing prior to the start of work operations. The Contractor shall repair adjacent structures or surfaces soiled or damaged by selective demolition work.

B. SITE GRADING

The contractor shall perform rough and finished site grading as required to properly rehabilitate/reconstruct the applicant's property and provide positive drainage away from structure to quickly match existing drainage patterns on the property and surrounding areas.

The contractor shall utilize excavated soil as fill where needed, and the contractor shall remove any excess excavated soil from the site.

C. FOUNDATIONS

Foundation and structural design shall be the responsibility of the contractor.

D. LANDSCAPE PLANTING

Removal of any existing plants for replanting shall be the responsibility of the applicant and shall not be part of this contract. New landscape planting shall not be part of this contract.

E. FLATWORK

The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans.

CONCRETE

The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation/reconstruction plans.

- All concrete shall be 3000 psi minimum

MASONRY

The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation/reconstruction plans and new construction plans.

METALS

The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation/reconstruction plans and new construction plans.

WOOD AND PLASTICS

A. ROUGH AND FINISHED CARPENTRY

1. Comply with the pertinent codes and regulations of governmental agencies having jurisdiction.
2. Provide galvanized joist hangers, tie-downs, etc., as required to construction requirements for High Wind zones.

B. INTERIOR AND EXTERIOR TRIM AND MILLWORK

The contractor shall provide specifications, if applicable, that accompany their proposed unit rehabilitation plans and new construction plans.

1. Rough and Finish Carpentry
Subflooring – ¾" tongue and groove sub-flooring beneath carpet. Vinyl, stone and tile floor finishes require additional underlayment above the tongue and groove sub-flooring.
2. Framing Specifications
Interior walls, ceiling joists and roof rafters maximum spacing @ 16"o.c.
trussed roofs are to be a maximum space @ 24" o.c.

C. Wind Zone Requirements

Construction of home to meet local building prevailing code requirements for specific Wind Zone areas.

THERMAL AND MOISTURE PROTECTION

- A. ROOFING
 - 1. Provide 20-year, three tab fiberglass shingles, and high wind shingles minimum.
- B. FLASHING AND DRAINAGE PLANE
 - 1. Provide for watertight construction.
- C. CAULKING AND SEALING
 - 1. Provide for watertight construction
- D. INSULATION

Provide the following minimum insulation R-values:

 - 1. Wall = R-13
 - 2. Floor = R-19
 - 3. Roof = R-30
- E. GUTTERS

The contractor shall provide specifications, if applicable, that accompany their proposed unit rehabilitation plans and new construction plans.

 - 1. As required.

DOORS, WINDOWS, AND HARDWARE

- A. DOORS
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans new construction plans.
- B. WINDOWS
 - 1. Provide energy efficient, thermally broken, double pane windows that meet applicable codes.
 - 2. Contractor shall provide specification of window types proposed.
- C. HARDWARE
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans new construction plans.
 - 2. Selected contractor shall be required to provide actual samples of all hardware.

FINISHES

- A. MATERIAL AND LOCATIONS
 - 1. Contractor shall provide a Room Finish and Materials Schedule to accompany their unit rehabilitation plans and new construction plans.
 - 2. Contractor shall provide specifications for proposed paints, and flooring
 - 3. Selected contractor shall provide interior and exterior Color

Boards displaying actual samples of color options for each rental unit rehabilitation and new construction.

- B. GYPSUM WALL AND CEILING BOARD
 - 1. ½" Gypsum Board shall be minimum acceptable thickness.
- C. PAINTING AND STAINING
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans.
- D. CARPET AND SHEET VINYL FLOORING
 - 1. Contractor shall provide specifications for proposed flooring.
The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans.

SPECIALTIES

- A. CABINETS AND BUILT-IN SHELVING
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans
 - 2. Particle board cabinets shall not be acceptable.
 - 3. Selected contractor shall submit actual mock-up samples of cabinets and hardware.
- B. BATHROOM ACCESSORIES AND GRAB BARS
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans
- C. DISAPPEARING STAIRS
 - 1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans

EQUIPMENT

- A. Provide and install 30" range hood vented to the outside.
- B. Provide and install 30" electric range with self cleaning oven.
- C. Provide and install an 18 cubic foot (minimum) refrigerator/freezer.
- D. Provide and install 1/3 HP builder grade garbage disposal

FURNISHINGS

The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans

SPECIAL CONSTRUCTION

No work anticipated, however, the contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans.

CONVEYING SYSTEMS

No work anticipated, however, the contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans.

MECHANICAL

- A. PLUMBING

1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans
 2. Provide and install a new sewer line from the unit(s) with a new sewer clean-out to municipal sewer line or existing septic system.
 3. Provide and install a new water service connection from the rental unit(s) to water source (coordinate water meter removal and new water meter installation, as required, with utility company).
 4. Provide and install a 40 gallon electric or gas water heater based on previous unit(s), with an Energy Factor = 0.61.
 5. Provide and install washer and electric dryer connections.
 6. Provide and install water line for ice maker.
 7. Provide front and rear exterior water spigots.
- B. HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
1. The contractor shall provide specifications, if applicable, that accompany their proposed rental unit rehabilitation plans and new construction plans
 2. Provide thermal performance matrix for design and proper sizing of HVAC equipment.
 3. Provide 13 SEER system minimum.

ELECTRICAL

1. The contractor shall provide specifications for complete design of NEC certified electrical circuit panel.
2. Electrical panels shall be GFIC protected.
3. Provide four (4) spare circuits.
4. A minimum service installed to service range circuit, clothes dryer, dishwasher, bath exhaust fans, two (2) cable outlets, two (2) phone outlets, doorbell, receptacles, switches, plates, metal ceiling fan boxes provided in the kitchen, dining room, living room and all bedrooms. Provide and install all necessary disconnects to the rental unit(s) to meet the appropriate prevailing code. All electrical materials and devices to be U.L. listed.
5. The electrical meter base is to be located as instructed by the power company or at the closest point on the unit to the power source (except front elevation). All exterior electrical components are to be approved for exposure to the weather. The main electrical service panel is to be located adjacent to the meter base and installed in an exterior weatherproof box.

END OF SECTION

PROPOSAL REQUIREMENTS

Bid Form

Dear SRPP:

The undersigned, in compliance with the Request for Proposal for the SRPP, consisting of the following:

1. **The rehabilitation of damaged rental units**
2. **The new construction of small multi-family rental properties (1 to 4 units)**

including elevation above the FEMA BFE, Base Flood Elevation, (as dictated by local code) and meeting Accessibility Standards, having examined the Instructions to Proposer, Reference Documents and Addenda (if any), the site of the proposed Work and being familiar with all of the existing site conditions, having conducted all inquiries, tests and investigations deemed necessary and proper; hereby proposes to furnish all labor, permits, material, machinery, tools, supplies and equipment, and perform all Work required for completion of the Project in accordance with the Request for Proposal,, Proposer-supplied unit plans and specifications, and Addenda (if any), within the time indicated for the following prices in both words and figures of:

TIME OF COMPLETION:

1. SRPP intends to initiate and assign the construction work within 30 days of applicant/owner eligibility determination for rehabilitation or reconstruction.
2. The term of the unit rehabilitation Contract will be sixty (60) calendar days from the date of Closing between the applicant/owner and contractor for all units included in the assigned work order.
3. The term of the unit new construction Contract will be one hundred and twenty (120) calendar days from the Closing between applicant/owner and contractor for all units included in the assigned work order.

LIQUIDATED DAMAGES:

The proposer agrees that for each and every **Calendar** Day the Work or any portion thereof, remains incomplete before the completion date is established, by the contract time, the proposer shall pay the amount of ONE HUNDRED DOLLARS (\$100.00) per **Calendar** Day as liquidated damages, not as a penalty, but for delay damages to SRPP. Such amount shall be deducted from any payment due to the proposer.

SRPP reserves the right to reject any or all Proposals and to waive any informalities and irregularities in Proposals received. SRPP reserves the right to negotiate pricing, materials, and services following selection of successful proposers.

The undersigned acknowledges receipt of the following addenda:

Addendum No. 1 dated _____ Received _____

Addendum No. 2 dated _____ Received _____

Addendum No. 3 dated _____ Received _____

Secretary, *If proposer is a Corporation

(Seal)

Proposer

Authorized Signature

Title

Date

Contractor hereby acknowledges that this bid submittal includes all items from Section 00200 and Bid Bond is attached in accordance with this bid proposal.

Contractor's Signature

Title

Date

Copy of Corporate Resolution and minutes with certificate of officer of proposer as to authority of signatory to bind proposer is to be signed and dated no earlier than one week before Bid date, and attached to this document.

Address

Telephone No.

/

Fax No.

PLEASE SEE ATTACHED SPREADSHEET FOR ADDITIONAL UNIT PRICING THAT IS REQUESTED FOR SCORING.

Proposers, at their option, in lieu of hand writing in the unit prices in figures in ink on the Bid forms above, may submit an original computer printout sheet bearing certification by, and signature for, the proposing firm. The unit prices shown on acceptable printouts will be the unit prices used to tabulate the Bid and used in the Contract issued at the Closing meeting between the applicant/owner and contractor if successful with SRPP. At a minimum, computer printouts must contain the information and in the arrangement shown on the following "Example of Bid Prices Submitted by Computer Printout" form.

If a computer printout is used, the proposer must still execute that portion of the unit price Bid form which acknowledges the Time of Completion and all addenda that may have been issued.

Proposals with unit prices by computer printout may be rejected if:

1. The computer printout does not bear the certification verbatim, as shown on the example in the Invitation for Bid.
2. The computer printout is not signed in the name of the firm to whom the Invitation for Bid was issued.
3. The computer printout omits required bid items or includes items not shown on the Bid forms in the Invitation for Bid.
4. The Bid documents issued by SRPP are not fully executed as provided above.

If the Bid submitted by the proposer contains both the form furnished by SRPP, completed according to the instructions, and also a computer printout, completed according to the instructions, unit prices of only one will be considered. In this situation, the unit bid prices shown on the computer printout will be used to determine the bid. In the event of conflict between the two, unit Bid prices will prevail over the extended (Total) prices.

PROJECT.NAME:_____

TOTAL BID: \$ _____	
---------------------	--

Date: _____

Exhibit 1

POTENTIAL LEGAL AND REGULATORY REQUIREMENTS THAT MAY BE APPLICABLE TO THE SMALL RENTAL PROPERTY PROGRAM

This Proposer should be aware that:

1. The funds used in the Small Rental Property Program are Community Development Block Grant (“CDBG”) funds disbursed through the U.S. Department of Housing and Urban Development and should ensure that it possesses legal authority to assist in the execution of the CDBG Program.
2. Its governing body has been required to provided duly adopted, or pass as an official act, a resolution, motion, or similar action authorizing the filing of the Proposal and directing and authorizing the person identified as the official representative of the Proposer/Contractor to act in connection with the proposal, sign all understandings and assurances contained therein, and to provide such additional information as may be required.
4. It is required to comply with the following applicable federal grant management regulations, policies, guidelines, and/or requirements as they relate to the application, acceptance, and use of federal funds: OMB Circular A-87 and A-102, as amended and made part of State regulations; OMB Circular A-133, revised; OMB Circular A-21 (for educational institutions) or A-122 (for non-profit organizations); and 24 CFR 85.36.
5. It could be required to administer and enforce the labor standards requirements set forth in 24 CFR 570.603 and any other regulations issued to implement such requirements.
6. It could be required to comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards, and Executive Order 11288, relating to the prevention, control and abatement of water pollution.
7. It could be required that every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided to Proposer/Contractor to comply with the “American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped,” Number A-117.1-R 1971, subject to the exceptions contained in 41 CFR 101-19.604. The Proposer/Contractor may be responsible for conducting inspections to ensure compliance with these specifications by the contractor.

8. It is required to comply with:

a. Title VI of the Civil Rights Acts of 1964 (Pub. L. 88-252), as amended, and the regulations issued pursuant thereto (24 CFR Part 1), which provide that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Proposer/Contractor assists in the distribution of federal financial assistance and will immediately take any measures necessary to effectuate obtaining an assurance to this effect. If any real property or structure thereon is provided or improved with the aid of federal financial assistance administered by the Proposer/Contractor, this assurance shall obligate the grant recipient, or in the case of any transfer of such property, any transferee, for the period during which the property or structure is used for another purpose involving the provision of similar services or benefits.

b. Section 104 (b) (2) of Title VIII of the Civil Rights Act of 1968 (Public Law 90-284), as amended, which requires administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing. Title VIII further prohibits discrimination against any person in the sale or rental of housing, or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person, because of race, color, religion, sex, national origin, handicap or familial status.

c. Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.602), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under that Part. Section 109 further prohibits discrimination to an otherwise qualified individual with a handicap, as provided under Section 504 of the Rehabilitation Act of 1973, as amended, and prohibits discrimination based on age as provided under the Age Discrimination Act of 1975.

d. Executive Order 11063, which pertains to equal opportunity in housing and non-discrimination in the sale or rental of housing built with federal assistance.

e. Executive Order 11246 and the regulations issued pursuant thereto, which provide that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of federal or federally assisted construction contracts. Further, contractors and subcontractors on federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training and apprenticeship.

9. It could be required to comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible Section 3 business concerns.

10. It could be required to minimize displacement of persons as a result of activities assisted with CDBG funds. In addition, it will:

a. inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42; and

b. provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the CDBG Program. Such payments and assistance shall be provided in a fair, consistent and equitable manner that ensures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex or source of income; and

c. assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

d. follow a residential anti-displacement and relocation assistance plan and comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as required under Section 570.606(a) and HUD implementing regulations at 24 CFR Part 42; the requirements in Section 570.606(b) governing the residential anti-displacement and relocation assistance plan under Section 104(d) of the Housing and Community Development Act of 1974; the relocation requirements of Section 505.606(c) governing displacement subject to Section 104(k) of the Act; and the relocation requirements of Section 505.606(d) governing optional relocation assistance under Section 105(a)(11) of the Act.

11. It could be required to establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

12. It is required to comply with the provisions of the Hatch Act that limits the political activity of employees.

13. It is required to give the State and HUD, and any of their representatives or agents, access to and the right to examine all records, books, papers, or documents related to the grant.

14. When required, assure that the facilities under Grant recipient's ownership, lease or supervision utilized in the accomplishment of the CDBG Program are not listed on the Environmental Protection Agency's (EPA) list of violating facilities and that it will notify HUD of the receipt of any communication from the EPA Office of Federal Activities indicating that a facility to be used in the CDBG Program is being considered for listing by the EPA as a violating facility.

15. When required, it will determine that the grant recipient's property, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, complies with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C.470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. seq.). This will be done by:

a. consulting with the State Historic Preservation Office to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity; and

b. complying with all requirements established by the State to avoid or mitigate adverse effects upon such properties.

16. It could be required to comply with the provisions in 24 CFR 570.200(c) regarding special assessments to recover capital costs.

17. It could be required to comply with all requirements of Section 504 of the Rehabilitation Act of 1973, as amended.

18. It is required to certify that no federally appropriated funds will be used for any lobbying purposes regardless of the level of government.

19. It is required to administer and enforce the conflict of interest requirement set forth in 24 CFR 570.611, if applicable to this CDBG program.

Many of these provisions are included in the Sample Contract as non-negotiable terms and conditions.

Exhibit 2

PARTIAL WAIVER OF LIEN, CONTRACTOR'S AFFIDAVIT AND RELEASE OF CLAIMS

The undersigned Contractor is the contractor for the performance of certain work and/or the furnishing of certain materials or supplies for a project at (PROJECT ADDRESS) pursuant to a contract between (CONTRACTOR) and (CLIENT), or an affiliate or subsidiary entity of (CLIENT). Upon Contractor's receipt of a check from Owner in the sum of \$(PROJECT COST) payable to the Contractor, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, bond right, claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the Contractor's position that the Contractor has on the Project through and including the Release Date.

This release covers a progress payment for labor, services, equipment, and material furnished to or for the benefit of Owner through (PAYMENT DATE) (the "Release Date") only and does not cover any retentions retained, pending modifications and changes or items furnished after the Release Date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the Release Date are covered by this Release unless specifically reserved by Contractor herein.

The undersigned certifies that he or she is authorized to execute and deliver this document on behalf of Contractor, and that notwithstanding anything herein to the contrary the progress payment referenced herein covers all labor, service, equipment and material charges incurred and owed since the last Release Date.

The undersigned, for the Contractor, warrants and represents that with respect to the amounts received to date: (i) all materials delivered to the Project by or for the Contractor are for use therein only; (ii) title to all work, materials and equipment covered by said payment, whether or not incorporated in the improvement on the Project, has passed to the Owner, free and clear of all liens, claims, security or encumbrances; (iii) all taxes applicable to the materials furnished for use in or on the Project and all taxes for the work performed under the Contract have been fully paid; and (iv) all laborers, mechanics, subcontractors, materialmen and suppliers have been paid in full (or will be paid in full from this progress payment) for all work, materials, equipment and services provided for or to the Project as of the Release Date.

Dated:
(CONTRACTOR)

By:

Title:

SUBSCRIBED AND SWORN TO before me this day of
My commission expires

Notary Public

**PARTIAL WAIVER OF LIEN, SUBCONTRACTOR'S
AFFIDAVIT AND RELEASE OF CLAIMS
[Subcontractor]**

The undersigned Subcontractor is the contractor for the performance of certain work and/or the furnishing of certain materials or supplies ("Work") for a project at ("Project") pursuant to a contract ("Contract") between ("Contractor") and Subcontractor. Upon Subcontractor's receipt of a check from Contractor in the sum of \$ payable to Subcontractor, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, bond right, claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the Subcontractor's position that the Subcontractor has on the Project through and including the Release Date.

This release covers a progress payment for labor, services, equipment, and material furnished to or for the benefit of the Project through , 200__ (the "Release Date") only and does not cover any retentions retained, pending modifications and changes or items furnished after the Release Date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the Release Date are covered by this Release unless specifically reserved by Subcontractor herein.

The undersigned certifies that he or she is authorized to execute and deliver this document on behalf of Subcontractor, and that notwithstanding anything herein to the contrary the progress payment referenced herein covers all labor, service, equipment and material charges incurred and owed since the last Release Date.

The undersigned, for the Subcontractor, warrants and represents that with respect to the amounts received to date: (i) title to all work, materials and equipment covered by said payment, whether or not incorporated in the improvement on the Project, has passed to the Owner of the Project, free and clear of all liens, claims, security or encumbrances; (ii) all taxes applicable to the materials furnished for use in or on the Project and all taxes for the work performed under the Contract have been fully paid; and (iii) all laborers, mechanics, subcontractors, materialmen and suppliers have been paid in full (or will be paid in full from this progress payment) for all work, materials, equipment and services provided for or to the Project as of the Release Date.

Dated: ____

Vendor Name

By:
Title:

SUBSCRIBED AND SWORN TO before me this day of , 200____.

My commission expires .

Notary Public

FINAL WAIVER AND RELEASE
[Contractor]

The undersigned Contractor is the contractor for the performance of certain work and/or the furnishing of certain materials or supplies (“Work”) for a project at (“Project”) pursuant to a contract (“Contract”) between Contractor and ProLogis, or an affiliate or subsidiary entity of ProLogis (“Owner”). Upon Contractor’s receipt of a check from Owner in the sum of \$ payable to Contractor, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, (i) this document shall become effective to release any mechanic’s lien, stop notice, bond right, claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the Contractor’s position that the Contractor has on the Project whatsoever, and (ii) Contractor unconditionally waives and releases any and all liens, claims, and rights to lien for any and all work, labor and materials performed and furnished in or about the Project.

The undersigned certifies that he or she is authorized to execute and deliver this document on behalf of Contractor, and that notwithstanding anything herein to the contrary the final payment referenced herein covers all labor, service, equipment and material charges incurred and owed for the Work.

The undersigned, for the Contractor, warrants and represents that (i) title to all work, materials and equipment passed to the Owner, free and clear of all liens, claims, security or encumbrances; (ii) all taxes applicable to the materials furnished for use in or on the Project and all taxes for the work performed under the Contract have been fully paid; and (iii) all laborers, mechanics, subcontractors, materialmen and suppliers have been paid in full (or will be paid in full from this final payment) for all work, materials, equipment and services provided for or to the Project whatsoever.

Dated: ____

Vendor Name

By:
Title:

SUBSCRIBED AND SWORN TO before me this day of , 200____.

My commission expires .

Notary Public

FINAL WAIVER AND RELEASE
[Subcontractor]

The undersigned Subcontractor is the contractor for the performance of certain work and/or the furnishing of certain materials or supplies (“Work”) for a project at _____ (“Project”) pursuant to a contract (“Contract”) between Subcontractor and _____ (“Contractor”). Upon Subcontractor’s receipt of a check from Contractor in the sum of \$ _____ payable to Subcontractor, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, (i) this document shall become effective to release any mechanic’s lien, stop notice, bond right, claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the Subcontractor’s position that the Subcontractor has on the Project whatsoever, and (ii) Subcontractor unconditionally waives and releases any and all liens, claims, and rights to lien for any and all work, labor and materials performed and furnished in or about the Project.

The undersigned certifies that he or she is authorized to execute and deliver this document on behalf of Subcontractor, and that notwithstanding anything herein to the contrary the final payment referenced herein covers all labor, service, equipment and material charges incurred and owed for the Work.

The undersigned, for the Subcontractor, warrants and represents that (i) title to all work, materials and equipment passed to the Owner of the Project, free and clear of all liens, claims, security or encumbrances; (ii) all taxes applicable to the materials furnished for use in or on the Project and all taxes for the work performed under the Contract have been fully paid; and (iii) all laborers, mechanics, subcontractors, materialmen and suppliers have been paid in full (or will be paid in full from this final payment) for all work, materials, equipment and services provided for or to the Project whatsoever.

Dated: ____

Vendor Name

By:
Title:

SUBSCRIBED AND SWORN TO before me this day of , 200____.

My commission expires .

Notary Public

Exhibit 3 Rehabilitation Unit Pricing

Spec Listings and Units of Measurement

Division 6 - CARPENTRY					
Bid Item	Item Description	Measurement	Units	Unit Price	Amount
2300	SEALS - replace 6x6 seal beams	20	LF	\$ _____	\$ _____
2300	SUBFLOOR - 3/4" tounge in groove plywood on 2"x12" joists, Floor Truss, with R19 batt insulation	150	SF	\$ _____	\$ _____
2405	BASEBOARD - 3 1/2" PATTERN BASE - Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.	10	LF	\$ _____	\$ _____
2410	BASEBOARD - Install 1"x4", #2 grade pine base with finish nails or tee headed brads.	10	LF	\$ _____	\$ _____
2415	SHOE MOLDING - Install MDF or pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.	10	LF	\$ _____	\$ _____
2470	EXTERIOR WALL ASSEMBLY--2"x6", 24" CENTER - Frame a 8' high 2"x6" wood partition with studs 24" on center, single bottom plate and double top plate and 1/2" CDX exterior sheeting with moisture barrier.	12	LF	\$ _____	\$ _____
2495	WALL INTERIOR FRAMING - 2" X 4", 16" Center with top and bottom plates.	12	LF	\$ _____	\$ _____
2505	RAILING--WOOD REPAIR - Tighten loose balusters and replace broken and missing ones. Tighten top and bottom rails and posts. Match existing parts with replacements as closely as possible.	20	LF	\$ _____	\$ _____
2520	HANDRAIL--REPLACE - Install 2" round hardwood handrail with braces screwed to studs and handrail.	20	LF	\$ _____	\$ _____
2525	HAND RAIL WITH BALUSTERS - Install oak handrail and newel post, and pine turned balusters 6" on center.	20	LF	\$ _____	\$ _____
2510	STAIR TREAD REPLACEMENT - Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.	10	ST	\$ _____	\$ _____
2535	STAIRCASE--INTERIOR - Remove closed staircase and dispose of in code legal dump. Resize opening to accept a 36" wide prefabricated staircase. Double all headers with 2" stock. Install staircase with white pine stepping stock treads, balusters, and railing. Apply 2 coats of clear finish to all exposed wood and trim.	1	EA	\$ _____	\$ _____
3420	ATTIC ACCESS - Cut and frame an attic access hatch of 3/8" plywood at least 74"x24". Trim with casing to match room, prime topcoat, weatherstrip with closed cell foam and insulate with 1" closed cell polystyrene.	1	EA	\$ _____	\$ _____
2545	FOLDING ATTIC STAIRS - Install a 24" wide utility folding stairway, after doubling framing at ceiling. Use "Excel Disappearing Stairway" or equal. Install casing to match trim in room.	1	EA	\$ _____	\$ _____
2582	SIDING--CLAPBOARD REPLACE - Remove damaged siding to the joint over nearest stud. Install vapor barrier. Apply matching siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.	100	SF	\$ _____	\$ _____
2585	SIDING--BOARD ON BOARD - Remove damaged siding to the joint over nearest stud. Install vapor barrier. Apply matching pine siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.	100	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
2595	SIDING--T1-11 REPLACE - Install vapor barrier and rough sawn fir, 3/8" thick, factory stained, T1-11 siding sheets, including 1"x 3" trim at corners. Use lap flashing on horizontal seams. Flash or install silicone caulking along entire top edge, and under windows and other openings.	100	SF	\$ _____	\$ _____
2605	SIDING--HARDBOARD - Remove damaged siding to joint over nearest stud. Install vapor barrier. Nail 1/2"x10" primed hardboard siding with galvanized or aluminum siding nails penetrating at least 1" into stud. Stagger joints in adjacent pieces and center all butt joints over studs. Replace all damaged flashing over doors and windows. Include 1"x4" pine molding at all openings and corners.	100	SF	\$ _____	\$ _____
2640	SIDING---VINYL - Install vapor barrier and hang Alside Conquest vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.	100	SF	\$ _____	\$ _____
2642	SIDING---VINYL---ALUMINUM TRIM - Install vapor barrier and hang PVC vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty. Wrap all fascia, soffit, trim, window and door trim with .027 aluminum coil stock. Caulk all seams of aluminum trim.	25	SQ	\$ _____	\$ _____
2705	STUCCO - Remove damaged stucco and wire, install vapor barrier, attach new wire to patch area and apply scratch, brown and color coats. Feather patch into the surrounding surface. Match existing color as closely as possible.	100	SF	\$ _____	\$ _____
2710	STUCCO SANDBLAST/REPAIR/COLOR COAT - Remove loose and damaged stucco surface and sandblast surface. Patch damaged areas with portland scratch coat plaster. Apply owner's choice of sand finish color coat. Damage to non-stucco areas caused by sandblasting shall be repaired or replaced with like kind materials by the contractor.	25	SY	\$ _____	\$ _____
2795	WINDOW REPAIR - Repair window without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.	1	EA	\$ _____	\$ _____
2800	WINDOW SILL - Dispose of window sill and install preservative treated pine sill of matching dimensions. Caulk all joints and prime.	1	EA	\$ _____	\$ _____
2820	ALUMINUM SCREEN & FRAME - Field measure and install an aluminum screen and frame in window opening.	1	EA	\$ _____	\$ _____
2825	GLASS REPLACE--SKYLIGHT - Dispose of broken or cracked glass from skylight. Install fire rated, wire reinforced glass and a silicone or polyurethane bedding putty.	14	SF	\$ _____	\$ _____
2840	TRIM--WINDOW SET, INTERIOR - Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.	1	EA	\$ _____	\$ _____
2841	TRIM--WINDOW SET, INTERIOR--2 1/4" COLONIAL - Trim window including header, stops, casings, stool and apron in WM-376fj 11/16" x 2-1/4" wide colonial style casing, in finger jointed pine.	1	EA	\$ _____	\$ _____
2842	TRIM--WINDOW SET, INTERIOR--3 1/4" COLONIAL - Trim window including header, stops, casings, stool and apron in WM-445fj 11/16" x 3-1/4" wide colonial style casing, in finger jointed pine.	1	EA	\$ _____	\$ _____
2845	TRIM--WINDOW SET 1"x4", INT. - Install window trim including header, stop, stool, apron and casings using 1"x4", #2 grade pine or better.	1	EA	\$ _____	\$ _____
Bid Item	Item Description	Measurement	Units	Unit Price	Amount

2875	WOOD SASH--SINGLE GLAZED - Field measure (12"x12"), order and install a single glazed replacement sash matching existing mullion configuration, including vinyl replacement channels. Prime both sides.	1	EA	\$ _____	\$ _____
2880	WOOD SASH--DOUBLE GLAZED - Field measure(12"x12"), order and install a double glazed replacement sash that matches the existing million configuration including vinyl replacement channels. Prime both sides.	1	EA	\$ _____	\$ _____
2887	WINDOW--WOOD DBL HNG/DBL GLZ - Dispose of window unit and install a wood, double hung, double glazed, one-over-one window and jamb complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint acrylic both sides. Clean glass. In bathroom, use obscure glass	1	EA	\$ _____	\$ _____
2930	WINDOW--ALUM SGL HNG/DBL GLZ - Remove window to code legal dump. Field measure, fabricate and install a white, single hung, one-over-one, double glazed, thermal break, enameled aluminum replacement window including all necessary panning, caulk, trim and screen.	1	EA	\$ _____	\$ _____
2935	WINDOW--ALUM DBL HNG DBL GLZ - Field measure fabricate and install a white aluminum, double glazed, double hung, thermal break, one-over-one, enameled aluminum replacement window, including screen and all necessary panning, caulk, trim and screen. Remove existing window to code legal dump.	1	EA	\$ _____	\$ _____
2945	WINDOW--ALUM SLIDER SGL GLZ - Field measure (3/0/4/0), fabricate and install a white, enameled aluminum, single glazed, thermal break, sliding window including screen, all panning, caulk, trim and screen.	1	EA	\$ _____	\$ _____
2950	WINDOW--ALUM SLIDER DBL GLZ - Field measure (3/0/4/0), fabricate and install a white, enameled aluminum, double glazed, thermal break, sliding window including all necessary panning, caulk, trim and screen.	1	EA	\$ _____	\$ _____
2975	WINDOW--VINYL DBL HNG SGL GLZ - Field measure (3/0/4/0), order and install vinyl, double hung, single glazed, one-over-one, window and jamb, including caulk, screen, interior casing and exterior trim. Provide snap-in grill to match million pattern of other openings.	1	EA	\$ _____	\$ _____
2980	WINDOW--VINYL DBL HNG DBL GLZ - Field measure (3/0/4/0), order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	1	EA	\$ _____	\$ _____
3065	DOOR--REWORK EXTERIOR - Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.	1	EA	\$ _____	\$ _____
3070	DOOR JAMB REPAIR--EXTERIOR - Fill unused mortise cuts at jamb sides with pine. Replace other damaged jamb areas, including striker, hinges, stop and trim on all sides of jamb. Fill minor holes with plastic wood. Sand smooth and spot prime.	1	EA	\$ _____	\$ _____
3080	THRESHOLD--METAL - Install metal threshold with an interlocking vinyl insert. Trim door as necessary to create a snug fit.	1	EA	\$ _____	\$ _____
3085	DOOR--WEATHERSTRIP - Weatherstrip wood entrance door with anodized aluminum spring, neoprene stop bead, and a vinyl door sweep, to eliminate infiltration at a wind speed of 15 mph.	1	EA	\$ _____	\$ _____
3125	PEEPSIGHT - Install a wide angle peepsight in unit entrance door.	1	EA	\$ _____	\$ _____
3145	DOOR--EXTERIOR FLUSH - Install a 1-5/8" solid core, flush panel, exterior wood door with entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide peepsight. Prime and topcoat.	1	EA	\$ _____	\$ _____
3155	DOOR--ALUMINUM ENTRANCE - Install a 3'x7' aluminum and glass entrance door including spring metal weatherstripping, a metal threshold, panic hardware and an exterior lock set, master keyed, to apartment entrance doors.	1	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
3160	DOOR--INSULATED METAL - Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping and wide angle peepsight. Prime and topcoat.	1	EA	\$ _____	\$ _____
3165	DOOR & FRAME--METAL SECURITY - Steel entry door w/ jamb and casing, hinges, lockset, and paint.	1	EA	\$ _____	\$ _____
3175	DOOR--PREHUNG WOOD ENTRANCE - Stain grade panel door with jamb and casing, hinges, lockset, and stain.	1	EA	\$ _____	\$ _____
3180	DOOR--EXT PREHUNG WOOD W/TRANSOM - Dispose of existing door and frame. Install a 1-3/4" six-panel, pine door in a pine frame with a transom window. Include interior and exterior casing, three 4"x4" butt hinges, spring metal weatherstripping, interlocking threshold, wide angle peepsight, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.	1	EA	\$ _____	\$ _____
3182	TRANSOM - Window above door.	1	EA	\$ _____	\$ _____
3183	SIDELITE - Replace windows on side of door.	2	EA	\$ _____	\$ _____
3185	DOOR--PREHUNG METAL ENTRANCE - Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.	1	EA	\$ _____	\$ _____
3187	DOOR--SLIDING GLASS UNIT - Dispose of door and frame. Install a prehung, insulated, sliding door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. Prime and top coat.	1	EA	\$ _____	\$ _____
3207	SLIDING SCREEN DOOR - Replace sliding screen door with as close as possible to original screen door, with aluminum or plastic frame, and grey fiberglass screen mesh.	1	EA	\$ _____	\$ _____
3190	DOOR--CRAWL SPACE ACCESS - Install a 3/4" CDX plywood access door in a 2"x 4" preservative treated frame. Provide galvanized iron hinges and hasp.	1	EA	\$ _____	\$ _____
3200	DOOR--10' OVERHEAD GARAGE - Dispose of door, track and hardware. Install a sectional wood, 10' garage door including hardware, exterior trim and drip cap. Prime and top coat.	1	EA	\$ _____	\$ _____
3201	18' GARAGE DOOR W/ HARDWARE - Dispose of door, track and hardware. Install a sectional wood, 18' garage door including hardware, exterior trim and drip cap. Prime and top coat.	1	EA	\$ _____	\$ _____
3210	DOOR--STORM/SCREEN - Install wood storm/screen door, stain and varnish, hinges, lockset.	1	EA	\$ _____	\$ _____
3255	DOOR--REMOVE - Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.	5	EA	\$ _____	\$ _____
3280	LOCKSET - Install a back set, brass plated privacy lock set.	4	EA	\$ _____	\$ _____
3300	DOOR STOP--BASEBOARD MOUNT - Install a baseboard mounted, solid metal door stop.	5	EA	\$ _____	\$ _____
3305	DOOR STOP HINGE--SOLID CORE DOOR - Install a rubber cushioned, hinge-pin-mounted door stop on solid core door.	5	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
3345	DOOR--FLUSH INT, HOLLOW CORE - Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	5	EA	\$ _____	\$ _____
3365	DOOR--BIFOLD LOUVERED WOOD - Hang a pine, louvered bifold door including overhead track, all hardware and casing on one side of opening, plumb and centered within the opening.	4	EA	\$ _____	\$ _____
3380	DOOR--SLIDING WARDROBE - Field measure, order and install a pair of flush, hollow core, by-passing, top hung, luaun doors in opening up to 6' wide. Include overhead track, all hardware, and casing on one side.	4	EA	\$ _____	\$ _____
3463	DECK--5/4" PTP - Install 5/4" preservative treated eased edge deckingface nailing with hot dipped galvanized fasteners, into solid porch joists. Duplicate the depth of hte original deck overhang, or a minimum of 1 1/2". Include all trim necessary to create a neat appearance where the deck adjoins other surfaces.	60	SF	\$ _____	\$ _____
3470	POST--4"x 4" - Support porch roof and remove damaged post. Replace damaged deck with matching 1" pine strip flooring. Install 4"x 4" preservative treated post on a 2"x 8"x 8" PTP plinth block.	12	EA	\$ _____	\$ _____
3500	PORCH CEILING--1/4" BC PLYWOOD - Cover porch ceiling with 1/4" BCX plywood. Install cove molding at perimeter and 2" wide batten strips at seams.	60	SF	\$ _____	\$ _____
3515	PORCH GUARD RAIL REPAIR-WOOD - Replace missing or defective balusters, support posts and railing with same size stock.	22	LF	\$ _____	\$ _____
3522	WOOD STAIR HANDRAIL--REPLACE EXT - Install preservative treated code approved grabable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags.	6	LF	\$ _____	\$ _____
3560	PORCH--REBUILD - Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutter and downspouts and 1/4" plywood ceiling. Structural lumber and deck shall be preservative treated.	60	SF	\$ _____	\$ _____
3590	STEPS/LANDING--REPL EXTERIOR - Dispose of existing steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x 6' landing, of 2"x 6"s and 2"x 4" deck. Construct a wood handrail on one side 32" above tread nosing.	1	EA	\$ _____	\$ _____
3705	CABINETS--REPAIR - Repair base and hanging cabinets by rehanging plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with heavy duty detergent.	6	LF	\$ _____	\$ _____
3710	CABINET--METAL BASE W/ SINK -Dispose of base cabinet and sink. Install a 42" white enameled, steel base cabinet with a post formed, laminated countertop, stainless steel single bowl sink, manufactured by Sears, or preapproved equal.	1	EA	\$ _____	\$ _____
3715	CABINET--WOOD BASE AND COUNTER TOP - Replace base cabinets and counter top. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material.	6	LF	\$ _____	\$ _____
3725	CABINET--WOOD WALL - Replace wall cabinets. Field measure and screw to studs, level and plumb, wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing.	6	LF	\$ _____	\$ _____
3735	REFACE CABINETS - Remove doors and prepare cabinet stiles to accept plastic laminate or wood veneer. Replace doors with owner's choice of raised panel hardwood or plastic laminate over plywood. Replace drawers with wood or composition material drawers. Install owner's choice of in-stock hardware and laminate style.	6	LF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
3737	CABINET DOOR--REPLACE - Install a veneered plywood cabinet door with stile and panel design matching any existing pattern. Blend and apply stain to match existing color. Apply 2 coats of polyurethane to unfinished wood doors.	10	LF	\$ _____	\$ _____
3750	COUNTER TOP--PLASTIC LAMINATE - Dispose of counter top. Field measure and screw to base cabinet a post formed, plastic laminate counter top. Provide cutout for sink. Owner's choice of in-stock color and texture.	12	LF	\$ _____	\$ _____
3751	COUNTER TOP--TILE - Dispose of counter top. Field measure and install plywood to base cabinet and install ceramic tile counter top. Provide cutout for sink. Owner's choice of in-stock color and texture.	12	LF	\$ _____	\$ _____
3832	BATH MIRROR - Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.	12	SF	\$ _____	\$ _____
3835	ACCESSORY SET--6 PIECE - Install a bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder.	2	EA	\$ _____	\$ _____
3935	GRAB BAR--GENERAL REQUIREMENTS - Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter as made by Tubular Specialties Mfs., Inc. or equal.	1	EA	\$ _____	\$ _____
3975	WHEELCHAIR RAMP - Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.	1	EA	\$ _____	\$ _____
4105	FLOOR SYSTEM--BATH/KITCHEN - Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 5/8" subfloor, 5/16" plywood underlayment, 1/8" vinyl composition tile finish flooring, and vinyl base trim.	60	SF	\$ _____	\$ _____
4110	FLOOR ASSEMBLY--BATH/KIT - Remove all fixtures not built-in. Remove floor covering and underlayment. Repair/ replace subfloor and joists to restore floor to sound and level condition. Install 5/16" underlayment and \$8/yd vinyl sheet goods w/ owner's choice of shoe molding or vinyl base. Reinstall fixtures. Check for leaks. Correct all damage to walls, and fixtures caused by removing/reinstalling.	60	SF	\$ _____	\$ _____
4125	LOWER CEILING-FRAME & DRYWALL - Use 2"x 6" ceiling joists and 2"x 8" beams to lower ceiling framing to 8'6" above finish floor. Hang, tape and 3 coat finish 1/2" drywall. Run perpendicular to ceiling joists. Glue and screw or nail 8" on center. Prime and top coat with white acrylic latex.	100	SF	\$ _____	\$ _____
4150	TUB END WALL - Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round- headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.	1	EA	\$ _____	\$ _____
4160	CLOSET - Construct a 28" deep by 4' wide closet along wall. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.	4	EA	\$ _____	\$ _____
4165	CLOSET--LINEN - Construct a 24"x 24" linen closet near bathroom. Hang tape and 3 coat finish 1/2" drywall over 2"x 3" framing. Install 18"x 6'8" pine, louvered, prehung door & jamb including passage lockset. Install five, 1/2" BCX plywood, edge-banded shelves. Prep and prime ready to top coat.	1	EA	\$ _____	\$ _____
4210	ROOF SYSTEM--FLAT - Install flat or low pitch roof system including 2"x 10" joists, 1/2" CDX plywood sheathing, aluminum flashing and 3-ply built- up hot bitumen roof with a 20 year guarantee.	840	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
4215	ROOF SYSTEM--PITCHED--NEW - Install pitched, gable end roof using engineered 2"x4' trusses 24" on center, 1/2" CDX plywood sheathing and owner's choice of 215 lb.fiberglass asphalt shingles over 15 lb. felt.	840	SF	\$ _____	\$ _____
4216	REFRAME FLAT ROOF-PITCHED - After peeling back roofing at perimeter of building to accept a 2"x8" anchor plate, install 2"x4", pre-engineered trusses with at least a 4/12 pitch. Extend the chimney and plumbing vents, through a 1/2" plywood roofing deck. Lay a 215 lb. fiberglass/ asphalt roof with ridge and soffit vents, drip edge all along sheath gable ends, and install vinyl siding flashing.	840	SF	\$ _____	\$ _____
4218	LEVEL STRUCTURE - Jack low points of floor even with high point at perimeter and at beams. Replace all damaged sill plates with equal size treated lumber. Place sill seal beneath sill at foundation perimeter and fill space between sill and foundation with non-shrink grout. At beams, cut wood columns to size or replace old columns with screw jack steel posts.	600	SF	\$ _____	\$ _____
5425	TILE--CERAMIC FLOOR - Using adhsvie, lay tile over 1/2" reinforced cement board. After at least 24 hours drying time, apply latex- portland grout. Clean and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations.	120	SF	\$ _____	\$ _____

Division 7 - INSULATION					
Bid Item	Item Description	Measurement	Units	Unit Price	Amount
4905	INSULATE WALL--R-13 BATT - Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications.	200	SF	\$ _____	\$ _____
4906	WALL--INSULATE EXTERIOR WALLS - Install a R-13 fiberglass insulation batts, encased in a non-woven fabric wrap on exposed wall per the manufacturer's specifications.	6,000	SF	\$ _____	\$ _____
4910	INSULATE WALL--R-19 BATT - Staple 6" thick, R-19, foil faced fiberglass wall insulation to studs per manufacturer's specifications.	300	SF	\$ _____	\$ _____
4915	INSULATE CEILING--R-19 BATT - Loose lay 6" thick R-19 unfaced fierglass batts between ceiling joists.	600	SF	\$ _____	\$ _____
4920	INSULATE CEILING--R-30 BATT - Loose lay 12" thick R-30 unfaced batts between ceiling joists.	600	SF	\$ _____	\$ _____
4940	INSULATION--FLOOR R-13 - Install R-13, foil faced, roll, fiberglass insulation to floor. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or house wrap to fully support insulation in place.	600	SF	\$ _____	\$ _____
4945	INSULATION--FLOOR R-19 - Install R-19, foil faced, roll, fiberglass insulation to floor. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.	600	SF	\$ _____	\$ _____
4999	INSULATE ATTIC ENTRANCEWAY - Glue 2" (R-10) of rigid closed cell polystyrene insulation to back of attic hatch/ door.	8	SF	\$ _____	\$ _____

Division 2 - DEMOLITION & DISPOSAL

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
715	GUT STRUCTURE INTERIOR -Remove all wall framing, floor and wall finishes, windows, doors, trim, equipment, debris and household items from structure and dispose of in legal landfill. Broom sweep all floors and rake yard areas.	1000	SF	\$ _____	\$ _____
746	DEMO CHIMNEY - Remove surplus masronry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney.	1	EA	\$ _____	\$ _____
755	DEMO PORCH - Demolish entire porch including roof, columns/posts, deck, railing/walls, substructure,lattice and steps and dispose of in code legal dump. Rake yard clean. Patch trim and siding matching as closely as possible in like kind.	60	SF	\$ _____	\$ _____
750	DEMO OUTBUILDING - Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade and dispose of debris in code legal dump. Rake yard clean including nails and glass. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas.	10	SF	\$ _____	\$ _____
765	DEMO CONCRETE - Break up concrete and remove off site to code legal dump.	48	SF	\$ _____	\$ _____
795	HAUL DEBRIS TO LANDFILL - Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, and nails.	1	LD	\$ _____	\$ _____

Division 9 - DRYWALL & PLASTER

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
5210	DRYWALL--PATCH--LARGE - Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	12	SF	\$ _____	\$ _____
5355	PATCH PLASTER--LARGE - Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.	12	SF	\$ _____	\$ _____
5270	DRYWALL--1/2" - Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.	800	SF	\$ _____	\$ _____
5302	DRYWALL, PAINT, INSULATION, AND BASEBOARD - Drywall, Paint, Insulation, And Baseboard--Walls (8 ft. high) & Ceilings.	800	SF	\$ _____	\$ _____
5360	SKIM COAT PLASTER - Scrape to remove all loose plaster. Cut out cracks 1/4" deep in a vee joint. Wet wall and steel trowel a lime putty finish coat to level, smooth surface and paint.	800	SF	\$ _____	\$ _____

Division 15 - ENVIRONMENTAL REHABILITATION

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
9861	WATER CONSERVING FIXTURES - Toilet is <=1.6 gallons per flush.	1	EA	\$ _____	\$ _____
9861	WATER CONSERVING FIXTURES - Showerheads are <=2.0 GPM. Flow-control aerators are acceptable to meet these flow rates	1	EA	\$ _____	\$ _____
9861	WATER CONSERVING FIXTURES - Kitchen and/or bathroom faucets are all <=2.0 GPM. Flow-control aerators are acceptable to meet these flow rates	1	EA	\$ _____	\$ _____
9874	EFFICIENT INTERIOR LIGHT - Energy Star-labeled lighting fixtures are used. Compact fluorescent bulbs acceptable.	1	EA	\$ _____	\$ _____

Division 9 - FLOORING					
Bid Item	Item Description	Measurement	Units	Unit Price	Amount
5915	VINYL COMPOSITION TILE - Install 12"x12"x1/8" vinyl composition tile, by Armstrong or Azrock per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in- stock color.	144	SF	\$ _____	\$ _____
5920	UNDERLAY AND VINYL TILE - Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	100	SF	\$ _____	\$ _____
5925	VINYL SHEET GOODS - Refasten all loose and warped underlayment and fill voids with patching compound. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	100	SF	\$ _____	\$ _____
5930	UNDERLAY & VINYL SHEET GOODS - Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.	100	SF	\$ _____	\$ _____
5963	CARPET--STEAM CLEAN	1000	SF	\$ _____	\$ _____
5970	CARPET AND PAD - Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser.	1000	SF	\$ _____	\$ _____

Division 4 - MASONRY

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1170	BLOCK WALL REPAIR - Remove damaged block and patch wall by toothing replacement block of same dimensions into wall.	100	SF	\$ _____	\$ _____
1235	BRICK WALL REPAIR - Remove damaged brick and tooth replacement brick into wall. Match brick and tooling as closely as possible.	100	SF	\$ _____	\$ _____
1265	BRICK COLUMN - Install 12"x8" brick column.	2	EA	\$ _____	\$ _____
1266	WOOD/ALUMINUM COLUMN	2	EA	\$ _____	\$ _____
1340	CHIMNEY CAP	1	EA	\$ _____	\$ _____
1345	CHIMNEY REMOVAL - Remove the chimney to at least 6" below the roof line. Install a permanent cap on remaining portion of chimney. Resheath hole where chimney is removed with 1/2" CDX plywood. Finish using roofing materials to match existing as closely as possible.	1	EA	\$ _____	\$ _____
1350	MASONRY CHIMNEY--REBUILD - Tear down chimney to below lowest point on roof. Rebuild chimney using new 4" thick solid bricks without cored holes. Color of brick to match existing as close as possible. Chimney to a height required by the New York State Building Code. Install roof flashing, chimney cap and terra cotta flue liner.	1	EA	\$ _____	\$ _____
1355	CHIMNEY-NEW - Install brick chimney, on the original footing, including one 8"x8" terra cotta flue liner, damper and cement wash at top.	1	EA	\$ _____	\$ _____

Division 9 - PAINT

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
5485	PREP & PAINT SURFACE--FLAT - Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.	1000	SF	\$ _____	\$ _____
5490	PREP & PAINT SURFACE--GLOSS - Remove/cover hardware, fixtures, accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex primer. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.	1000	SF	\$ _____	\$ _____
5520	PREP & PAINT CABINETS - Remove/cover hardware not to be painted. Scrape loose, cracked, peeling & blistered paint from outside of base and wall cabinets. Feather edges and dull gloss with wet sand paper. Clean cabinets with TSP. Fill holes. Spot prime and apply 1 coat acrylic latex, full gloss, enamel Color choice by owner.	20	LF	\$ _____	\$ _____
5527	REFINISH CABINETS - Remove or cover hardware/surfaces not to be finished. Apply varnish stripper to all cabinet surfaces. Scrape wood after 15 minutes. Let dry. S and stripped surface with 150 grit sandpaper. Apply stain of desired color and wipe clean. Finish cabinets with 2 coats of polyurethane varnish. Sand between coats with 220 grit sandpaper.	100	SF	\$ _____	\$ _____
5535	PREP & PAINT INTERIOR DOOR - Scrape loose, peeling, cracked and blistered paint from both sides of door frame and casing trim. Feather edges and dull gloss with sandpaper. Tack rag surfaces. Fill holes and cracks. Spot prime with acrylic latex primer. Apply owner's choice of premixed top coat of acrylic latex enamel.	5	EA	\$ _____	\$ _____
5545	STAIN & VARNISH DOOR - Stain wood door on both sides. Let dry. Varnish 2 coats with clear polyurethane varnish, Lightly sand with fine grit sandpaper between coats to dull gloss, and tack rag surfaces.	5	EA	\$ _____	\$ _____
5550	PREP & PAINT WOOD FLOOR - Scrape and rough sand with 36 grit paper and a sanding stick, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish, per manufacturer's recommendations.	1000	SF	\$ _____	\$ _____
5555	PREP/PAINT KITCHEN--SEMI GLOSS - Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.	120	SF	\$ _____	\$ _____
5560	PREP & PAINT BATHROOM - Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.	120	SF	\$ _____	\$ _____
5580	PAINT STAIRWELL - Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex.	1	RM	\$ _____	\$ _____
5655	PREP & PAINT EXTERIOR--2 COATS - Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with owner's choice of premixed acrylic latex.	1,000	SF	\$ _____	\$ _____
Bid Item	Item Description	Measurement	Units	Unit Price	Amount

5660	PAINT WINDOW--EXTERIOR - Cover ground with drop cloth. Scrape loose cracked, peeling, blistered paint and deteriorated glazing compound from sash casing & trim. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse dirt/dust from area. Reglaze where compound is missing. Caulk cracks. Spot prime and top coat with owner's choice of premixed acrylic latex semi-gloss. Razor blade all paint from glass.	8	EA	\$ _____	\$ _____
5665	PREP & PAINT DOOR--EXTERIOR - Cover ground with drop cloth. Scrape loose, cracked, peeling and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choice of premixed acrylic latex semi-gloss.	2	EA	\$ _____	\$ _____
5676	PREP & PAINT EXTERIOR TRIM-- 2 COATS - Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with owner's choice of acrylic latex semi-gloss.	20	LF	\$ _____	\$ _____
5685	PREP & PAINT PORCH - Scrape all loose, peeling, cracked, blistered paint from porch, including floor, railing ceiling, posts and trim. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Caulk all cracks. Spot prime and top coat with owner's choice of premixed acrylic latex.	60	SF	\$ _____	\$ _____
5770	PAINT STUCCO - Protect ground with drop cloth. Wire brush or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.	400	SF	\$ _____	\$ _____

Division 11 - APPLIANCES

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
8415	GAS STOVE--30" - Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven and electrical connections.	1	EA	\$ _____	\$ _____
8475	REFRIGERATOR--18 CF FROST FREE - Dispose of old refrigerator. Install a 2 door, top freezer, white, frost free refrigerator with at least 17.5 cubic feet.	1	EA	\$ _____	\$ _____
8470	REFRIGERATOR--12 CF FROST FREE - Dispose of old refrigerator. Install a 2 door, top freezer, white, frost free refrigerator with at least 11.5 cubic feet.	1	EA	\$ _____	\$ _____
8420	ENERGY STAR REFRIGERATOR - Dispose of old refrigerator. Install a 2 door, top freezer, Energy Star refrigerator with at least 17.5 cubic feet.	1	EA	\$ _____	\$ _____
8421	ENERGY STAR DISHWASHER	1	EA	\$ _____	\$ _____
8422	ENERGY STAR CLOTHES WASHER	1	EA	\$ _____	\$ _____
8435	ELECTRIC STOVE TOP 30" - Remove old stove top. Install a 30" wide, four burner, electric stove top unit.	1	EA	\$ _____	\$ _____
8450	MICROWAVE--900 WATT/1.2 CU FT - Dispose of microwave oven. Provide 900 watt, 1.2 cu ft with integral turn table, color and preset features as selected by owner within \$200 allowance.	1	EA	\$ _____	\$ _____
8490	DISHWASHER - Provide and install a built- in dishwasher including all alterations and connections to plumbing and electric system.	1	EA	\$ _____	\$ _____
8500	GARBAGE DISPOSAL & CIRCUIT - Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.	1	EA	\$ _____	\$ _____
8520	A/C--WINDOW UNIT 10,000 BTU - Install a 110 volt, 10,000 BTU, window mounted air conditioner with a minimum efficiency rating of 12. Provide owner with factory warranty and a photocopy to the program.	1	EA	\$ _____	\$ _____
8525	A/C--WINDOW 16,000 BTU - Install a 110 volt, 16,000 BTU, window mounted air conditioner with a minimum efficiency rating of 12. Provide owner with factory warranty and a photocopy to the program.	1	EA	\$ _____	\$ _____

Division 15 - HVAC

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
6500	REPLACE ATTIC FAN - Replace a 36" diameter 6500 CFM whole house attic exhaust fan, include electrical feeder, wall switch and manufacturer's shutter. \$430 allowance for fan unit.	1	EA	\$ _____	\$ _____
10101	14 SEER: Window Units with Heat BTU Total - Combine the BTU rating of all units that deliver heat in this Affordable unit as a total value for this specification. For example, two AC units of 12000 BTUs each have a combined value of 24000 BTUs.	1	EA	\$ _____	\$ _____
10103	Conventional: Window Units with Heat BTU Total - Combine the BTU rating of all units that deliver heat in this Affordable unit as a total value for this specification. For example, two AC units of 12000 BTUs each have a combined value of 24000 BTUs.	1	EA	\$ _____	\$ _____
6152	CENTRAL HEATING OR A/C ALLOWANCE - Central heating or air conditioning in excess of 14 SEER or 95% A.F.U.E (Annual Fuel Utilization Efficiency) must be installed.	1	EA	\$ _____	\$ _____
6153	SEPARATE HEATING UNIT ALLOWANCE - Separate heating unit in excess of 95% A.F.U.E (Annual Fuel Utilization Efficiency).	1	EA	\$ _____	\$ _____
6155	FURNACE--REPLACE ELECTRIC - Dispose of furnace in code legal landfill. Connect a 10 kw electric resistance furnace including blowers, controls and wiring to the existing ductwork. Insulate all ducts in unheated space to R-4.	1	EA	\$ _____	\$ _____
6160	A/C COMPRESSOR--OUTSIDE UNIT - Install a compressor compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Reinsulate bare areas of refrigerant piping.	1	EA	\$ _____	\$ _____
6180	A/C CENTRAL UNIT - Submit manuf's cut sheet & cooling load calcs to owner min 15 working days prior to installation. Install central A/C system w/ min EER of 8.6 including condensing unit, A type coil, control & power wiring, insulated freon lines, plenums, ext pad & connections to create a product capable of 68 F interior when ext is 100 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty.	1	EA	\$ _____	\$ _____
6188	1" PVC CONDENSATE LINE - Provide 1" PVC and fittings. Solvent weld after dyed cleaning step. Run from AC evaporator drain to nearest waste line.	40	LF	\$ _____	\$ _____
6190	A/C--WINDOW UNIT: 10,000 BTU - Install a 110 volt, 10,000 BTU window mounted air conditioner with a minimum seer of 10. Provide owner with factory warranty and a photocopy to agency.	1	EA	\$ _____	\$ _____
6195	A/C--THRU WALL: 10,000 BTU - Cut an opening in the exterior wall and install a metal air conditioner sleeve and header. Repair all damage to wall surfaces and trim both sides of opening. Install a 10 volt, 10,000 BTU air conditioning unit matched to the sleeve with a minimum efficiency rating of 8.6. Provide owner with factory warranty and a photocopy to the Agency.	1	EA	\$ _____	\$ _____
6335	DUCT--INSULATED - Install 7" round insulated flexible duct from existing heat system. Include supply, register and accessories.	60	LF	\$ _____	\$ _____

Division 16 - ELECTRICAL

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
7410	SERVICE DISCONNECT--200 AMP--Install 200 amp outside service disconnect to existing service.	1	EA	\$ _____	\$ _____
7415	POWER LINES--RELOCATE -Coordinate with local power company to relocate service drop feed lines to structure.	1	EA	\$ _____	\$ _____
7425	ELECTRIC PANEL--RELOCATE--Relocate panel to inside of structure. Include all required materials to meet National Electric Code.	1	EA	\$ _____	\$ _____
7426	ELECTRIC PANEL--RELOCATE--FLOOD--Relocate panel to inside of structure above 100 year flood level in accordance with the National Electric and local codes.	1	EA	\$ _____	\$ _____
7430	CERTIFY ELECTRIC DISTRIBUTION--Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, ivory devices and fixtures, with \$20 per fixture allowance. The service panel shall conform to the BOCA Existing Structures code.	1	EA	\$ _____	\$ _____
7440	METER SOCKET--100 AMP--Install 100 amp meter socket to existing service.	1	EA	\$ _____	\$ _____
7445	METER SOCKET--200 AMP--Install 200 amp meter socket to existing service.	1	EA	\$ _____	\$ _____
7460	GROUND WIRE--Replace defective or inadequate electric service ground wire per the current National Electric Code.	1	EA	\$ _____	\$ _____
7465	ELECTRIC SERVICE--100 AMP--Dispose of old electric service to code legal dump. Install a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.	1	EA	\$ _____	\$ _____
7470	ELECTRIC SERVICE--150 AMP--Replace existing electrical service with a residential, 150 amp, single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration.	1	EA	\$ _____	\$ _____
7475	ELECTRIC SERVICE--200 AMP--Dispose of old electric service to code legal dump. Install a 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.	1	EA	\$ _____	\$ _____
7480	ELECTRIC SERVICE--400 AMP--Dispose of old electric service to code legal dump. Install a 400 amp, main disconnect, 100/220 volt, 3-phase, 24 circuit panel board, EMT, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.	1	EA	\$ _____	\$ _____
7450	METER SOCKET--GANG--Install gang meter socket to meter individual dwelling units.	1	DU	\$ _____	\$ _____
Bid Item	Item Description	Measurement	Units	Unit Price	Amount

7495	CIRCUIT BREAKER FUSES--Install "mini breaker" screw-in type circuit breakers in fuse panel. Size breakers to maximum amperage of circuit if in constant use.	1	EA	\$ _____	\$ _____
7555	COVER PLATE--Install an ivory, metal receptacle, switch, or blank cover plate.	1 to 10	EA	\$ _____	\$ _____
7555	COVER PLATE--Install an ivory, metal receptacle, switch, or blank cover plate.	11 to 20	EA	\$ _____	\$ _____
7560	RECEPTACLE REPLACE--Replace receptacle with ivory duplex receptacle and ivory metal cover plate.	1 to 10	EA	\$ _____	\$ _____
7560	RECEPTACLE REPLACE--Replace receptacle with ivory duplex receptacle and ivory metal cover plate.	11 to 20	EA	\$ _____	\$ _____
7565	RECEPTACLE--WIRE 15 AMP--Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper romex. Fish wire and repair all tear out.	1 to 10	EA	\$ _____	\$ _____
7565	RECEPTACLE--WIRE 15 AMP--Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper romex. Fish wire and repair all tear out.	11 to 20	EA	\$ _____	\$ _____
7580	A/C CIRCUIT--20 AMP--Install a 110 volt, 20 amp, recessed, single receptacle located under the window on a separate circuit using #12 copper Romex. Fish wire and repair all tear out	1	EA	\$ _____	\$ _____
7590	RECEPTACLE--GFCI BATH--Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.	3	EA	\$ _____	\$ _____
7610	WATER HEATER CIRCUIT--Install a 220 volt, 30 amp circuit and over- protection device to the water heater using copper Romex.	1	EA	\$ _____	\$ _____
7615	WASHER CIRCUIT 110\20 AMP--Install a flush or surface mounted duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper Romex.	1	EA	\$ _____	\$ _____
7620	DRYER CIRCUIT--30 AMP--Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.	1	EA	\$ _____	\$ _____
7460	WEATHERPROOF RECEPTACLE--Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box.	1	EA	\$ _____	\$ _____
7675	SWITCH REPLACE--Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.	1 to 10	EA	\$ _____	\$ _____
7675	SWITCH REPLACE--Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.	11 to 20	EA	\$ _____	\$ _____
7690	SWITCH LIGHT--Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.	1 to 10	EA	\$ _____	\$ _____
7690	SWITCH LIGHT--Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.	11 to 20	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
7695	SWITCH WALL RECEPTACLE-Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.	1 to 10	EA	\$ _____	\$ _____
7695	SWITCH WALL RECEPTACLE-Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.	11 to 20	EA	\$ _____	\$ _____
7705	SWITCH APPLIANCE-Install a single pole, ivory switch with metal cover plate using Romex to control appliance. Fish wire and repair all tear out, or use surface mounted raceway.	1	EA	\$ _____	\$ _____
7710	3-WAY SWITCHES-Install two, 3-way ivory switches at opposite sides of room at strike side of door to control an existing fixture, using #14 copper Romex. Fish wire and patch all tear out.	1	EA	\$ _____	\$ _____
7730	LIGHT FIXTURE--REPLACE-Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1	EA	\$ _____	\$ _____
7740	LIGHT FIXTURE AND SWITCH-Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.	1	EA	\$ _____	\$ _____
7805	SMOKE DETECTOR--BATTERY POWERED-Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery.	1	EA	\$ _____	\$ _____
7816	FIXTURE--HEAT, LIGHT, VENT-Install a ceiling mounted fixture containing a 1200 watt, forced air heater, a single bulb light fixture, and an exterior ducted vent fan with damper capable of 60 cfm, controlled by 3 manufacturer-supplied switches on an independent 20 amp circuit, using #14 copper Romex. Fish all wire and patch all tear out.	1	EA	\$ _____	\$ _____
7818	FIXTURE--LIGHT, VENT-Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1	EA	\$ _____	\$ _____
7820	BATH VENT FAN-Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1	EA	\$ _____	\$ _____
7835	RANGE HOOD EXTERIOR VENTED-Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 somes. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.	1	EA	\$ _____	\$ _____
7845	GARBAGE DISPOSAL AND CIRCUIT-Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install an ivory toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.	1	EA	\$ _____	\$ _____
7890	THERMOSTAT--RESISTANCE HEAT-Install an integral thermostat on electric heating unit.	1	EA	\$ _____	\$ _____
8005	PHONE OUTLET-Install a plaster ring and phone jack. Stapled, surface-mounted, wire is acceptable.	1	EA	\$ _____	\$ _____
8010	CEILING FAN-Install a pull chain operated, 52" ceiling fan directly to framing or hung on a manufacturer's recommended metal brace. Owner's choice of antique or polished brass finish of Hunter "Summer Breeze" or approved equal	1	EA	\$ _____	\$ _____
Bid Item	Item Description	Measurement	Units	Unit Price	Amount

8040	DOORBELL--REPAIR-Replace damaged or missing components, splice wire and repair door buzzer system to function correctly.	1	EA	\$ _____	\$ _____
8045	DOORBELL SYSTEM-Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button.	1	EA	\$ _____	\$ _____
8105	WIRING SYSTEM REPAIR-Inspect, test and repair existing wiring system throughout the structure. Install all necessary materials so that each existing outlet, fixture, motor, switch and circuit will operate properly and will conform to local housing code. Dispose of all defective and unnecessary wiring. Fish all wire and patch all tear out.	1	DU	\$ _____	\$ _____
8110	REWIRE TO CODE--PER ROOM-Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.	1	RM	\$ _____	\$ _____
8155	EXTERIOR LIGHT--REPLACE-Remove fixture and install a UL listed, one bulb, incandescent exterior light fixture.	1	EA	\$ _____	\$ _____

Division 7 - ROOFING

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
4420	RAFTER--2"x 6" REPLACE-Dispose of existing roofing and defective rafter. Install a 2"x 6" pine rafter, crown up, from ridge board to fascia. Renail sheathing with coated sinkers to new rafter.	100	LF	\$ _____	\$ _____
4425	RAFTER--2"x 8" REPLACE-Dispose of existing roofing and defective rafter. Install a 2"x 8" pine rafter, crown up, from ridge board to fascia. Renail sheathing with coated sinkers to new rafter.	100	LF	\$ _____	\$ _____
4429	ANCHOR STRAPS--TRUSS/RAFTER-Provide 1" x 1/8" steel anchor strap at truss/rafter end. Nail with (3) 8d nails @ truss/rafter and (3) Hilti shots @ 2" o.c. @ side of tie beam (C.B.S.) or (3) 8d nails @ top plate/beam (wood frame).	1	EA	\$ _____	\$ _____
4433	RAFTER--BRACE--	1	EA	\$ _____	\$ _____
4440	FRAME ROOF--PITCHED-Frame roof structure to match existing pitch with pre-engineered trusses or rafters sized to local code. Install 3/8" plywood deck with clips 2' on center, nailed 6" on center.	1000	SF	\$ _____	\$ _____
4445	FRAME ROOF--FLAT 2"x6"-Frame roof structure for flat roof using 2"x 6" pine, 16" on center and 1/2" CDX sheathing.	1000	SF	\$ _____	\$ _____
4450	FRAME ROOF--FLAT 2"x 8"-Frame roof structure for flat roof using 2"x8" pine, 16" on center and 1/2" CDX sheathing.	1000	SF	\$ _____	\$ _____
4455	FRAME ROOF--FLAT 2"x 10"-Frame roof structure for flat roof using 2"x10" pine, 16" on center and 1/2" CDX sheathing.	1000	SF	\$ _____	\$ _____
4460	FRAME ROOF--FLAT 2"x 12"-Frame roof structure for flat roof using 2"x12" pine, 16" on center and 1/2" CDX sheathing.	1000	SF	\$ _____	\$ _____
4490	ROOF SHEATHING 1/2"- Install 1/2" CDX plywood sheathing nailed 8" on center using plywood clips.	1000	SF	\$ _____	\$ _____
4505	ROOF--REPAIR AND RECOAT-Cut out and repair bubbles, reinstall flashing and hot mop roof with 1-1/2 pounds of asphalt per square foot to provide a leak free installation for 3 years.	1000	SF	\$ _____	\$ _____
4580	TEAR OFF AND REROOF SHINGLES--Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent	1	SQ	\$ _____	\$ _____
4605	SKYLIGHT--SEAL LEAKS-Make repairs to skylight to create a watertight seal.	1	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
4615	FLASHING REPAIR	10	LF	\$ _____	\$ _____
4620	FLASH CHIMNEY-Step flash top and down sides of chimney 1/2" into mortar joints using .027 aluminum or copper. Counter flash completed assembly with aluminum or modified bitumen. Guarantee assembly from leaks for 10 years.	1	EA	\$ _____	\$ _____
4700	VENT--ROOF-MOUNTED ATTIC-Install a 16"x 16" roof-mounted attic vent approximately 18" below ridge.	1	EA	\$ _____	\$ _____
4705	VENT--ROOF-MOUNTED TURBINE-Install a 12" turbine vent with and adjustable base, damper and screen, attached firmly to rafter.	1	EA	\$ _____	\$ _____
4755	FASCIA 1"x 6"-Install a 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.	10	LF	\$ _____	\$ _____
4760	SOFFIT-Install 3/8" BCX plywood soffit.	10	LF	\$ _____	\$ _____

Division 15 - PLUMBING

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
6610	WATER SUPPLY--INSPECT,REPORT-Restore water service to structure. Identify defects and submit to owner price of repairs to bring structure into compliance with the current national and local plumbing code.	1	AL	\$ _____	\$ _____
6614	WATER SERVICE--POLYBUTYLENE-Excavate below frost line, lay 1" polybutylene pipe and refill trench for water service. Lay line without joints from meter hub to main shut off valve inside structure. Contractor to apply and pay for all permits, street cuts and coordinate installation of a new meter. Seed and mulch disturbed yard areas. Owner to pay all water tap fees.	20	LF	\$ _____	\$ _____
6625	SUPPLY--PVC-Install PVC cold and CPVC hot water supply lines to fixtures. Clean joints with dyed solvent and solvent weld all joints. Size pipe to 1986 CABO minimums per table p. 2406.5., i.e. 1/2 mains and 1/4" fixture supply. Install PVC or brass shut off valves at all fixtures.	20	LF	\$ _____	\$ _____
6630	SUPPLY--POLYBUTYLENE-Install flexible polybutylene piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5.	20	LF	\$ _____	\$ _____
6635	SUPPLY--COPPER-Install type L rigid copper supply lines to fixtures with silver/tin solder. No solder containing lead is allowed. Install 3/4" pipe to branches and provide shut off valves at all fixtures. Provide dielectric unions at iron pipe joints	20	LF	\$ _____	\$ _____
6645	SHUT-OFF VALVE-Install a PVC or chromed brass shut-off valve on existing fixture supply line.	1	EA	\$ _____	\$ _____
6655	BACK FLOW PREVENTER-Install a "Watts" .007 threaded bronze backflow prevention valve on water supply line.	1	EA	\$ _____	\$ _____
6705	WASTE LINES--INSPECT, REPORT-Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.	1	AL	\$ _____	\$ _____
6710	WASTE LINE--SNAKE-Power snake drain to clear lines for fixtures to main street sewer.	1	EA	\$ _____	\$ _____
6720	TRAP--REPLACE-Replace trap and all corroded waste line from wall stub out to fixture with PVC or polypropylene.	1	EA	\$ _____	\$ _____
6735	SEWER SERVICE--4" PVC-Install a 4" PVC sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required. Regrade yard in work area, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and road repairs. Owner to pay for sewer tap fees.	1	EA	\$ _____	\$ _____
6737	SEWER SERVICE--4" ABS-Install a 4" ABS sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required. Regrade yard in work area, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and read repairs.	20	LF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
6739	SEWER SERVICE-4" CAST IRON PIPE-Install a 4" cast iron sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required by local codes. Regrade yard in work area, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and road repairs.	20	LF	\$ _____	\$ _____
6763	GAS LINE--PRESSURE TEST-Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.	1	EA	\$ _____	\$ _____
6765	GAS LINE-Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass stop valves at all equipment.	20	LF	\$ _____	\$ _____
6767	GAS LINE--LPG COPPER-Provide copper LPG lines and fittings in strict accordance with NFPA-56, and ASTM B-75. Provide main shut-off for entire residence and fixture shut-offs at each appliance.	20	LF	\$ _____	\$ _____
6770	GAS--FLEXIBLE SUPPLY LINE-Install an epoxy coated, flexible metal gas line with brass compression fittings from gas stop valve to appliance.	1	EA	\$ _____	\$ _____
6775	GAS SHUT-OFF VALVE-Install bronze, square head, gas cock valve for fixture.	1	EA	\$ _____	\$ _____
6785	GAS DRYER HOOK UP-Install schedule 40 black iron pipe and gas cock to dryer location. Install metal exhaust vent to exterior of structure with draft prevention wall cap.	1	EA	\$ _____	\$ _____
6805	FAUCET REPAIR--KITCHEN-Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.	1	EA	\$ _____	\$ _____
6815	FAUCET--KITCHEN DUAL CONTROL-Install a metal kitchen sink faucet with spray, dual controls, 15 year drip-free warranty and maximum flow of 2 gallons per minute.	1	EA	\$ _____	\$ _____
6870	FAUCET--LAVATORY DUAL CONTROL-Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation.	1	EA	\$ _____	\$ _____
6880	LAVATORY--SECURE WALL HUNG-Remove lavatory from wall. Install additional 2"x6" backer in the wall. Repair wall with 1/2" gypsum. Secure existing bracket and rehang the lavatory level and secure.	1	EA	\$ _____	\$ _____
6902	DOUBLE VANITY--58" COMPLETE-Install bathroom vanity including (2) bowls, (2) 2 handle watersaving faucets, drain fittings, supplies with shut-offs. \$450 vanity allowance.	1	EA	\$ _____	\$ _____
6900	VANITY--24" COMPLETE-Install a 24" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation.	1	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
6901	VANITY--30" COMPLETE-Install a 30" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation.	1	EA	\$ _____	\$ _____
6915	TUB--DUAL CONTROL FAUCET-Install metal, dual control, tub fill faucet with 15 year drip-free warranty.	1	EA	\$ _____	\$ _____
6925	SHOWER DIVERTER--DUAL CONTROL-Install a dual control, metal shower diverter and a Delta 6122 water saving shower head with a 15 year drip-free warranty.	1	EA	\$ _____	\$ _____
6930	SHOWER DIVERTER--SINGLE CONTROL-Install a single lever, metal shower diverter and Delta 6122 water saving shower head with 15 year drip-free warranty.	1	EA	\$ _____	\$ _____
6960	BATHTUB/SHOWER--5' FIBERGLASS-Install a 5', Stearling 4 piece, fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta 6122 water saving shower head.	1	EA	\$ _____	\$ _____
6975	TUB/SHOWER ENCLOSURE DOOR UNIT-Install a tempered glass, bypassing tub door assembly per manufacturer's specifications. Caulk all joints with mildew retardant, 100% silicone caulk.	1	EA	\$ _____	\$ _____
7010	TOILET--REPLACE-Install 2 piece, close coupled, white, vitreous china, water saving commode made by American Standard, Sears or Montgomery Ward. Include plastic or pressed wood white seat, plastic supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.	1	EA	\$ _____	\$ _____
7070	WATER HEATER--40 GALLON GAS-Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	1	EA	\$ _____	\$ _____
7085	WATER HEATER--40 GAL. ELECTRIC-Dispose of water heater in legal dump. Install a 40 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.	1	EA	\$ _____	\$ _____
7110	DRYER VENT	1	EA	\$ _____	\$ _____
7120	DRIPLESS CENTER--WASHER HOOK UP-Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine.	1	EA	\$ _____	\$ _____
7186	BATH--2 FIXTURE (TOILET/LAV)-BATH--2 FIXTURE (COMM/LAV)- Does not included drywall and electrical. Includes commode, vanity/lavatory, heat/light/vent, medicine cabinet, assessor set.	1	EA	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
7230	KITCHEN--STANDARD-Replumb entire kitchen including schedule 40 iron gas pipe, PVC drain waste vent, PVC or copper supply, shut-off valves and fittings to the following fixtures: 33"x 22" double bowl, 20 gauge stainless steel sink, with a single lever faucet with a 15 year drip-free warranty; 30" owner supplied gas range.	1	EA	\$ _____	\$ _____
7255	LAWN SPRINKLER SYSTEM-Install an underground piped irrigation system with a 1" main, filter, back flow preventer, polybutylene supply, sufficient heads to provide overlapping irrigation to entire lawn area, and timer.	100	SF	\$ _____	\$ _____
7285	TOILET--HIGHRISE ADAPTOR-Install a clamp-on toilet seat adaptor with side grab bar to elevate toilet seat level to at least 24" off finish floor.	1	EA	\$ _____	\$ _____
7287	ACCESSABLE SHOWER DIVERTER-Install a diverter and hand held shower package with paddle shower controls, chrome plated escutheous, and reinforced vinyl hose serving a upper and lower adjustable spray, hand held shower unit.	1	EA	\$ _____	\$ _____

Exhibit 4 New Construction Unit Pricing

New Construction Request for Pricing

SINGLE

1	Single Unit Studio - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	500	SF	\$ _____	\$ _____
1	Single Unit Studio - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	500	SF	\$ _____	\$ _____
1	Single Unit Studio - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	500	SF	\$ _____	\$ _____
1	Single Unit 1 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	660	SF	\$ _____	\$ _____
1	Single Unit 1 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	660	SF	\$ _____	\$ _____
1	Single Unit 1 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	660	SF	\$ _____	\$ _____
1	Single Unit 2 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____
1	Single Unit 2 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____
1	Single Unit 2 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Single Unit 2 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____
1	Single Unit 2 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____
1	Single Unit 2 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	880	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 3 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	990	SF	\$ _____	\$ _____
1	Single Unit 4 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1320	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Single Unit 4 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1320	SF	\$ _____	\$ _____
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<h1 style="text-align: center;">DUPLEX</h1>					
1	Duplex Studio - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1000	SF	\$ _____	\$ _____
1	Duplex Studio - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1000	SF	\$ _____	\$ _____
1	Duplex Studio - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1000	SF	\$ _____	\$ _____
1	Duplex 1 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1320	SF	\$ _____	\$ _____
1	Duplex 1 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1320	SF	\$ _____	\$ _____
1	Duplex 1 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1320	SF	\$ _____	\$ _____
1	Duplex 2 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1760	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Duplex 2 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1760	SF	\$ _____	\$ _____
1	Duplex 2 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1760	SF	\$ _____	\$ _____
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1	Duplex 3 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
1	Duplex 3 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
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1	Duplex 3 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
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1	Duplex 3 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
1	Duplex 4 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Duplex 4 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Duplex 4 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
<h1>TRIPLEX</h1>					
1	Triplex Studio - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1500	SF	\$ _____	\$ _____
1	Triplex Studio - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1500	SF	\$ _____	\$ _____
1	Triplex Studio - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1500	SF	\$ _____	\$ _____
1	Triplex 1 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
1	Triplex 1 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Triplex 1 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	1980	SF	\$ _____	\$ _____
1	Triplex 2 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Triplex 2 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
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1	Triplex 2 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
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1	Triplex 3 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____
1	Triplex 3 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____
1	Triplex 3 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Triplex 3 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____
1	Triplex 3 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____
1	Triplex 3 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2970	SF	\$ _____	\$ _____
1	Triplex 4 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Triplex 4 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Triplex 4 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
<h1>FOURPLEX</h1>					
1	Fourplex Studio - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2000	SF	\$ _____	\$ _____
1	Fourplex Studio - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2000	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Fourplex Studio - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double studio unit with a minimum of 500 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2000	SF	\$ _____	\$ _____
1	Fourplex 1 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Fourplex 1 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Fourplex 1 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 1 bedroom and 1 bathroom unit with a minimum of 660 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	2640	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 1 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 1 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____
1	Fourplex 2 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 2 bedroom and 2 bathroom unit with a minimum of 880 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3520	SF	\$ _____	\$ _____

Bid Item	Item Description	Measurement	Units	Unit Price	Amount
1	Fourplex 3 Bed 1 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Fourplex 3 Bed 1 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 1 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Fourplex 3 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Fourplex 3 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Fourplex 3 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 3 bedroom and 2 bathroom unit with a minimum of 990 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	3960	SF	\$ _____	\$ _____
1	Fourplex 4 Bed 2 Bath - Slab on grade, New unit construction in place in accordance with applicant provided pre-Katrina or Rita information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	5280	SF	\$ _____	\$ _____
1	Fourplex 4 Bed 2 Bath - Finished Floor Elevation 1-4' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	5280	SF	\$ _____	\$ _____
1	Fourplex 4 Bed 2 Bath - Finished Floor Elevation 4.1-8' above existing grade, New unit construction in place in accordance with applicant provided pre-Katrina information, or contractor provided plans consisting of a double 4 bedroom and 2 bathroom unit with a minimum of 1320 square feet per unit, including permitting, all appurtenances and related activities necessary to complete the work within the LSRPP including removal of existing C&D debris.	5280	SF	\$ _____	\$ _____